REGIONAL DISTRICT OF NORTH OKANAGAN

BOARD OF DIRECTORS MEETING

Wednesday, June 17, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC
4:00 p.m.

REGULAR AGENDA

A. CALL MEETING TO ORDER

1. Acknowledgment that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

B. APPROVAL OF AGENDA

1. Board of Directors - June 17, 2026

(Opportunity for Introduction of Late Items)
(Opportunity for Introduction of Late Items - In Camera)

RECOMMENDATION 1

(Unweighted Corporate Vote)
That the Agenda of the June 17, 2026 regular meeting of the Board of Directors be approved as presented.

C. ADOPTION OF MINUTES

1. Board of Directors - May 20, 2026

RECOMMENDATION 2 **Page 13 - 22**

(Unweighted Corporate Vote)
That the Minutes of the May 20, 2026 regular meeting of the Board of Directors be adopted as circulated.

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2. Delegated Public Hearing Bylaw Nos. 3074 & 3075 - May 7, 2026

RECOMMENDATION 3 **Page 23 - 24**

(Unweighted Corporate Vote)
That the Minutes of the May 7, 2026 Delegated Public Hearing Bylaw No. 3074, 2026 and Bylaw No. 3075, 2026 of the Electoral Area Advisory Committee be adopted as circulated.

3. Delegated Public Hearing Bylaw Nos. 3076 & 3077 - May 7, 2026

RECOMMENDATION 4 **Page 25 - 27**

(Unweighted Corporate Vote)
That the Minutes of the May 7, 2026 Delegated Public Hearing Bylaw No. 3076, 2026 and Bylaw No. 3077, 2026 of the Electoral Area Advisory Committee be adopted as circulated.

D. DELEGATIONS

1. BC Timber Sales - Wildfire Risk Reduction
Warren Yablonski, Woodlands Manager

- Wildfire Risk Reduction Overview Map

FOR INFORMATION AND DISCUSSION

Page 28

E. UNFINISHED BUSINESS

1. Province of British Columbia, Ministry of Forests - Forest Landscape Plan Process
David Lishman, Strategic Initiatives Resource Manager - Thompson Okanagan Region

At the May 20, 2026 Board of Directors meeting, David Lishman presented on the Thompson River Watersheds Forest Landscape Plan, which is a legal mechanism to replace Forest Stewardship Plans. He explained the objectives and how it overlaps with the North Aberdeen Plateau area. There will be extensive public engagement through an online survey and multiple in-person and virtual open houses to identify how local residents, users and interested parties connect to the Thompson River watersheds, as well as which forest values matter most and which concerns should help to inform future Forest Landscape Plan development. No formal request was made.

2. Okanagan Basin Water Board
Melissa, Tesche, Executive Director

At the May 20, 2026 Board of Directors meeting, Melissa Tesche gave an overview of the Okanagan Basin Water Board and its newly adopted Strategic Direction 2026-2030, which outlines the priorities for the OBWB for the next 5 years. The Board was invited to the 20th Anniversary Celebration of the Water Conservation and Quality Improvement Grant program to be held September 11, 2026 in Kelowna. No further request was made.

F. NOTICE OF MOTION

G. NEW BUSINESS

1. Transit Fare Review

- Staff report dated June 17, 2026
- Presentation from Staff
- Presentation from Bart Walman, Government Relations Manager (Okanagan Region) and Midhat Malik, Business Development Advisor

RECOMMENDATION 5 **Page 29 - 82**

(Stakeholder Vote - Includes All, Except Electoral Area E)
That the existing transfer policy within the Vernon Regional Transit System be replaced with the DayPASS Program and Automatic DayPASS fare capping system as outlined in the Vernon Regional Transit System Fare Review Report by BC Transit dated June 2026 (the Report); and further,

That the new transit fare structure for the Vernon Regional Transit System be approved as outlined in the Report; and further,

That interoperability of approved fare products between the Vernon Regional Transit System and neighbouring BC Transit systems be confirmed as outlined in the Report; and further,

That implementation of new pre-paid fare programs, including changes to the U-PASS Program and introduction of ProPASS, be approved as outlined in the Report; and further,

That fare-free transit for youth aged 13 to 18 years be approved on all Vernon Regional Transit routes, except for route 90 (UBCO/Vernon).

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2. Bylaw 3053 - Electoral Areas “B” and “C” Parks Development Cost Charge
Bylaw 3057 - Electoral Areas “B” and “C” Amenity Cost Charge

- Staff report dated June 17, 2026
- Bylaw No. 3053, 2025
- Bylaw No. 3057, 2025

RECOMMENDATION 6 **Page 83 - 97**

(Stakeholder Vote - Includes Electoral Areas B and C)
That Electoral Areas “B” & “C” Parks Development Cost Charge Bylaw No. 3053, 2025 be Adopted.

RECOMMENDATION 7

(Stakeholder Vote - Includes Electoral Areas B and C)
That Electoral Areas “B” & “C” Amenity Cost Charge Bylaw No. 3057, 2025 be Adopted.

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3. Bylaw 3054 - White Valley Parks Development Cost Charge
Bylaw 3058 - White Valley Amenity Cost Charge

- Staff report dated June 17, 2026
- Bylaw No. 3054, 2025
- Bylaw No. 3058, 2025

RECOMMENDATION 8 **Page 98 - 112**

(Stakeholder Vote - Includes Lumby, Electoral Areas D and E)
That White Valley Parks Development Cost Charge Bylaw No. 3054, 2025 be Adopted.

RECOMMENDATION 9

(Stakeholder Vote - Includes Lumby, Electoral Areas D and E)
That White Valley Amenity Cost Charge Bylaw No. 3058, 2025 be Adopted.

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4. Bylaw 3055 - Electoral Area "F" Parks Development Cost Charge

- Staff report dated June 17, 2026
- Bylaw No. 3055, 2025

RECOMMENDATION 10 **Page 113 - 121**

(Unweighted Corporate Vote)
That Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025 be Adopted.

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5. Bylaw 3061 - Greater Vernon Regional Water Supply Local Service Establishment Amendment

- Staff report dated June 17, 2026
- Bylaw No. 3061, 2026

RECOMMENDATION 11 **Page 122 - 126**

(Unweighted Corporate Vote)
That Third Reading of Greater Vernon Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No. 3061, 2026, be rescinded; and further,

That Bylaw No. 3061, 2026 be given Third Reading, as amended; and further,

That Bylaw No. 3061, 2026 be forwarded for Consent of the Participants; and further,

That once Consent of the Participants is received, Bylaw No. 3061, 2026 be forwarded to the Inspector of Municipalities for approval.

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6. Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3071 - Zoning Amendment
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

- Chair's report dated June 4, 2026
- Bylaw No. 3070, 2026
- Bylaw No. 3071, 2026
- Board of Directors Minutes Extract dated May 20, 2026
- Board of Directors Minutes Extract dated April 15, 2026
- Board of Directors Minutes Extract dated March 18, 2026

RECOMMENDATION 12 **Page 127 - 143**

(Unweighted Corporate Vote)
That the Chair's Report dated June 4, 2026 from the Delegated Public Hearing held on June 4, 2026 for Elector Area "F" Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 be received.

RECOMMENDATION 13

(Part 14 - Special Voting - Includes Electoral Areas Only)
That following consideration of comments received at the Delegated Public Hearing, Official Community Plan Amendment Bylaw No. 3070, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial, be considered for Third Reading; and further,

That following consideration of comments received at the Delegated Public Hearing, Zoning Amendment Bylaw No. 3071, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 3000 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be considered for Third Reading.

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7. Bylaw 3079 - Security Issuing - Coldstream Public Works

- Staff report dated June 17, 2026
- Bylaw No. 3079, 2026

RECOMMENDATION 14 **Page 144 - 154**

(Weighted Corporate Vote)
That Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026 be given First, Second and Third Readings.

RECOMMENDATION 15

(Weighted Corporate Vote - 2/3 Majority)
That Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026 be Adopted.

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8. Bylaw 3080 - Security Issuing - Vernon Active Living Centre

- Staff report dated June 17, 2026
- Bylaw No. 3080, 2026

RECOMMENDATION 16 **Page 155 - 165**

(Weighted Corporate Vote)
That Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026 be given First, Second and Third Readings.

RECOMMENDATION 17

(Weighted Corporate Vote - 2/3 Majority)
That Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026 be Adopted.

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9. Bylaw 3081 - Mabel Lake Community Domestic Water Service Establishment Amendment

- Staff report dated June 4, 2026
- Bylaw No. 3081, 2026

RECOMMENDATION 18 **Page 166 - 169**

(Unweighted Corporate Vote)
That as recommended by the Electoral Area Advisory Committee, Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026 be given First, Second and Third Readings; and further,

That Bylaw No. 3081 be forwarded for Consent of the Participants.

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10. Wildfire Development Permit Area and Housing Target - Official Community Plan Amendments
Bylaw 3082 - Electoral Areas "B" and "C" Official Community Plan Amendment
Bylaw 3083 - Electoral Areas "D" and "E" Official Community Plan Amendment
Bylaw 3084 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3085 - Silver Star Official Community Plan Amendment

- Staff report dated May 22, 2026
- Bylaw No. 3082, 2026
- Bylaw No. 3083, 2026
- Bylaw No. 3084, 2026
- Bylaw No. 3085, 2026

RECOMMENDATION 19 **Page 170 - 214**

(Part 14 - Special Voting - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, in accordance with Section 477 of the *Local Government Act*, Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, which proposes to amend the Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 by amending Section 2.3 Housing to include

commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.4 Wildfire Interface-Protection of Development From Hazardous Conditions, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 20

(Part 14 - Special Voting - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, in accordance with Section 477 of the *Local Government Act*, Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, which proposes to amend the Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011 by amending Section 2.2 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 12.3 Hazardous Lands Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 21

(Part 14 - Special Voting - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, in accordance with Section 477 of the *Local Government Act*, Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 by amending Section 1.5 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.5 Wildfire Hazard Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026 referral process outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 22

(Part 14 - Special Voting - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, in accordance with Section 477 of the *Local Government Act*, Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, which proposes to amend the Silver Star Official Community Plan Bylaw No. 1925, 2004 by amending Section K.5.0 Wildfire Hazard, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

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11. Development Variance Permit Application
1498338 ALBERTA LTD. c/o WAMBOLD, P. [File No. 26-0296-F-DVP]
8259 Highway 97A, Electoral Area "F"

- Staff report dated May 21, 2026

RECOMMENDATION 23 **Page 215 - 224**

(Part 14 – Special Voting – Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, a Development Variance Permit be approved for the property legally described as S10 Chains of the Fractional W ½ of the SE ¼ of Sec 27, Twp 20, R8, W6M, KDYD, Except Plans 26399, H809, KAP76653 and located at 8259 Highway 97A, Electoral Area "F" to permit a variance to Section 8.1.4.d of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by deferring paving of driveways and parking areas until construction on the property is completed; and further,

That the Development Variance Permit be approved subject to:

1. the dimensions and siting of the cabins, accessory building, driveway aisles and parking areas being in accordance with the plan attached to the Planning Department report dated May 21, 2026;
2. the driveways and parking areas being kept free of weeds and treated to suppress dust;
3. paving being completed prior to the earlier of occupancy of the fourteenth cabin constructed on the property or December 31, 2029; and,
4. the applicant providing security in the amount of 100% of the cost of paving quoted by a qualified contractor.

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12. Floodplain Exemption Request
2010909 ALBERTA LTD. c/o WATSON, A. [File No. 26-0320-F-DP]
8536 Highway 97A, Electoral Area "F"

- Staff report dated May 21, 2026

RECOMMENDATION 24 **Page 225 - 252**

(Part 14 – Special Voting – Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, an exemption to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved for the property legally described as Lot 1, Sec 34, Twp 20, R8, W6M, KDYD, Plan 5128 and located at 8536 Highway 97A, Electoral Area "F" to permit the alteration of a dwelling shown on the site plan attached to the Planning Department report dated May 21, 2026:

1. Section 6.1.2.b by reducing the flood construction level for land adjacent to Mara Lake from 351.1 m GSC datum to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and,

2. Section 6.1.2.g by reducing the flood construction level for land adjacent to King Baker Creek from 1.5 m above the natural boundary of the creek to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and further,

That an exemption to Section 6.1.2.b and Section 6.1.2.g of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved subject to a Section 219 Covenant being registered on the title of the subject property which states that:

1. the recommendations outlined in the report from Tetris Geotechnical Engineering Ltd. dated April 28, 2026 must be adhered to for the alterations of the dwelling;
2. the Regional District must be indemnified from any damages that may be caused by flooding;
3. the property owner must reimburse the Regional District for any expenses that may be incurred by the Regional District as a result of a breach of the aforementioned covenant.

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13. Canadian Mental Health Association Vernon & District - Foundry North Okanagan Funding Request

RECOMMENDATION 25

(Stakeholder Vote - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, the Canadian Mental Health Association Vernon & District – Foundry North Okanagan be provided a $15,000 grant funded by Community Works Funds split among the Electoral Areas based on population.

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14. Greater Vernon Water - Water Supply and Distribution Protocol with Electoral Area "D"

- Staff report dated June 3, 2026

RECOMMENDATION 26 **Page 253 - 257**

(Weighted Corporate Vote)
That as recommended by the Greater Vernon Advisory Committee and Electoral Area Advisory Committee, staff be authorized to implement the Greater Vernon Water: Water Supply and Distribution Protocol with Electoral Area "D".

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15. Rural Economic Development Program Grant Application – Destination Silver Star

- Staff report dated June 4, 2026

RECOMMENDATION 27 **Page 258 - 267**

(Stakeholder Vote - Includes Electoral Areas Only)
That as recommended by the Electoral Area Advisory Committee, the grant application from Destination Silver Star, for the Explore North Okanagan Initiative in the amount of $2,000 be supported and funded from the Rural Economic Development Grant (571) service.

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16. Draft Regional Agricultural Plan

- Staff report dated May 21, 2026

RECOMMENDATION 28 **Page 268 - 310**

(Unweighted Corporate Vote)
That as recommended by the Regional Agricultural Advisory Committee, staff be directed to forward the draft Regional Agricultural Plan to Member Municipalities, First Nations, Agricultural Associations, the Regional Growth Management Advisory Committee and Provincial Ministries for their review and comment.

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17. June 2026 Greater Vernon Water Supply Update

- Memorandum dated June 3, 2026
- PowerPoint Presentation

RECOMMENDATION 29 **Page 311 - 325**

(Customized Stakeholder Vote - Includes Coldstream, Vernon, Electoral Areas B and C)
That as recommended by the Greater Vernon Advisory Committee, Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014 be amended to strengthen the rules within Stage 3 Restriction level to include:

- Eliminating aesthetic lawn and garden watering for all domestic
- Eliminating pool filling unless permitted in writing by the General Manager
- Topping up pools - will quantify how much is acceptable
- Review restrictions with parks and schools - developing water use plan
- Agriculture - reduction of allocation will be calculated based on storage levels

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18. Bylaw 3089 – Greater Vernon Water Use and Regulation Amendment

- Staff report dated June 17, 2026
- Bylaw No. 3089, 2026

RECOMMENDATION 30 **Page 326 - 342**

(Customized Stakeholder Vote - Includes Coldstream, Vernon, Electoral Areas B and C)
That Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026 be given First, Second and Third Readings.

RECOMMENDATION 31

(Customized Stakeholder Vote - Includes Coldstream, Vernon, Electoral Areas B and C - 2/3 Majority)
That Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026 be Adopted.

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19. Greater Vernon Water – Multi-Family Fire Storage Deficiencies

- Staff report dated June 3, 2026

RECOMMENDATION 32 **Page 343 - 384**

(Customized Stakeholder Vote - Includes Coldstream, Vernon, Electoral Areas B and C)
That as recommended by the Greater Vernon Advisory Committee, the recommendations and development direction outlined within the Technical Memo titled "Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development" dated April 8, 2026 from the Utilities Department (attached to the June 3, 2026 staff report as Attachment "A") be endorsed.

RECOMMENDATION 33

(Customized Stakeholder Vote - Includes Coldstream, Vernon, Electoral Areas B and C)
That as recommended by the Greater Vernon Advisory Committee, staff be directed to provide a report on triggers and exemptions as it relates to fire flow standards for new development applications within the Greater Vernon Water Utility at the Development Variance Permit stage.

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20. 2025 Statement of Financial Information

- Staff report dated June 17, 2025

RECOMMENDATION 34 **Page 385 - 397**

(Unweighted Corporate Vote)
That the 2025 Statement of Financial Information be approved.

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21. 2026 UBCM Convention: September 14 - 18, 2026 - Minister Meeting Requests Deadline Submission Date - June 24, 2026
FOR DISCUSSION

H. REPORTS

1. Standing and Select Committees

RECOMMENDATION 35 **Page 398 - 423**

(Unweighted Corporate Vote)
That the minutes of the following meetings be received:

- White Valley Parks, Recreation and Culture Advisory Committee - Regular - June 3, 2026 (unadopted)
- Greater Vernon Advisory Committee - Regular - June 3, 2026 (unadopted)
- Electoral Area Advisory Committee - Regular - June 4, 2026 (unadopted)
- Electoral Area Advisory Committee - Delegated Public Hearing Legal Document Request - June 4, 2026 (unadopted)
- Electoral Area Advisory Committee - Delegated Public Hearing Bylaw Nos. 3070 and 3071 - June 4, 2026 (unadopted)
- Regional Agricultural Advisory Committee - Regular - May 28, 2026 (unadopted)

2. External Committees / Community Reports

3. Chair's Report

4. Chief Administrative Officer's Report

I. DIRECTOR INQUIRIES

J. RESOLUTION TO GO IN CAMERA

RECOMMENDATION 36

(Unweighted Corporate Vote)
That the regular meeting of the Board of Directors convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraphs of Section 90(1) of the Community Charter:
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

K. REPORT FROM IN CAMERA

L. ADJOURNMENT

REGIONAL DISTRICT OF NORTH OKANAGAN

BOARD OF DIRECTORS MEETING

Wednesday, May 20, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

unadopted

Members:	Director R. Fairbairn	Electoral Area "D"	Acting Chair
	Alternate Director J. Cramer	City of Armstrong	
	Director R. Hoyte	District of Coldstream	
	Director B. Schreiner	City of Enderby (electronic)	
	Alternate Director R. Ostafichuk	Village of Lumby	
	Director C. Fraser	Township of Spallumcheen	
	Director V. Cumming	City of Vernon	
	Alternate Director T. Durning	City of Vernon	
	Director B. Guy	City of Vernon	
	Director B. Quiring	City of Vernon	
	Alternate Director K. Hughes	Electoral Area "B"	
	Director A. Shatzko	Electoral Area "C"	
	Director J. Johnson	Electoral Area "E"	
	Alternate Director T. Couch	Electoral Area "F" (electronic)	
Staff:	D. Sewell	Chief Administrative Officer	
	R. Smailes	General Manager, Planning and Building	
	S. Banmen	General Manager, Finance	
	Z. Marcolin	General Manager, Utilities	
	A. Bevan	Corporate Officer	
	*T. Nelson	Manager, Culture and Community Services	
	A. Hunsberger	Manager, Rural Services	
	A. Affleck	Manager, Parks and Recreation	
	K. Keating	Manager, Solid Waste Operations	
	*C. Mazzotta	Manager, Information Technology	
	*C. Reardon	Clerk, Corporate Services	
Also Present:	Chair S. Fowler	City of Armstrong (electronic)	
	Alternate Director J. Garlick	District of Coldstream	
	Media and Public		

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

As the Chair and Vice Chair were both absent, in accordance with Procedure Bylaw No. 2750, the members appointed Director Fairbairn as Acting Chair for the May 20, 2026 Board of Directors meeting.

The meeting was called to order at 4:02 p.m.

The Acting Chair acknowledged that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

APPROVAL OF AGENDA

Board of Directors - May 20, 2026

Moved and seconded
That the Agenda of the May 20, 2026 regular meeting of the Board of Directors be approved as presented.

CARRIED

ADOPTION OF MINUTES

Board of Directors - April 15, 2026

Moved and seconded
That the Minutes of the April 15, 2026 regular meeting of the Board of Directors be adopted as circulated.

CARRIED

DELEGATIONS

Province of British Columbia, Ministry of Forests
Thompson River Watersheds - Forest Landscape Plan Process
David Lishman, Strategic Initiatives Resource Manager - Thompson Okanagan Region

David Lishman presented on the Thompson River Watersheds Forest Landscape Plan, which is a legal mechanism to replace Forest Stewardship Plans. He explained the objectives and how it overlaps with the North Aberdeen Plateau area. There will be extensive public engagement through an online survey and multiple in-person and virtual open houses to identify how local residents, users and interested parties connect to the Thompson River watersheds, as well as which forest values matter most and which concerns should help to inform future Forest Landscape Plan development. No formal request was made.

Okanagan Basin Water Board
Melissa Tesche, Executive Director

Melissa Tesche gave an overview of the Okanagan Basin Water Board and its newly adopted Strategic Direction 2026-2030, which outlines the priorities for the OBWB for the next 5 years. The Board was invited to the 20th Anniversary Celebration of the Water Conservation and Quality Improvement Grant program to be held September 11, 2026 in Kelowna. No further request was made.

Director Cumming and Alternate Director Cramer left the meeting.

Undopted

UNFINISHED BUSINESS

The British Columbia Dragoons - Commanding Officer: Lieutenant-Colonel Wade Peters, CD & Honorary Colonel, Dr. Keith Culver
Canadian Armed Forces / Department of National Defence

At the April 15, 2026 Board of Directors meeting, Commanding Officer Lieutenant-Colonel Wade Peters presented on how the Canadian Army is modernizing and how the coming changes will affect the British Columbia Dragoons. He explained that the regiment has been growing rapidly post-COVID and there are 20 members who reside in the North Okanagan. The Vernon Military Camp is used extensively, not just during the summer for cadets, but for training new recruits on the weekends. He advised that the gun range at the Vernon Military Camp is undergoing renovations, and a dedicated building for the Tactical Armoured Patrol Vehicles will be constructed in the future.

The BC Dragoons Vernon, requests the RDNO's help to share how the Canadian Army is modernizing to better serve Canada.

Canadian Mental Health Association Vernon & District - Foundry North Okanagan
Vicki Proulx, Director of Fund Development

At the April 15, 2026 Board of Directors meeting, Vicki Proulx explained what the Canadian Mental Health Association Vernon & District (CMHA) does and how Foundry North Okanagan fits in. Foundry North Okanagan will provide mobile services in rural areas to fill the gaps that local resource centres are unable to fill. The goal is to reduce barriers and access to care. CMHA is requesting $5,000 from each electoral area for a total of $25,000, towards the construction of the new building proposed to be located at 3102 29th Avenue, Vernon.

The request has been referred to the Electoral Area Advisory Committee for further discussion and direction.

NEW BUSINESS

Bylaw 3062 - Electoral Area "D" Regional Water Supply and Distribution Local Service Establishment Amendment

Moved and seconded
That Electoral Area “D” Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No. 3062, 2026 be Adopted.

CARRIED

Director Cumming and Alternate Director Cramer re-joined the meeting.

Bylaw 3065 - Zoning Amendment
MAIER, A. [File No. 25-1016-E-RZ]
1439 River Stone Road, Electoral Area "E"

Moved and seconded
That Zoning Amendment Bylaw No. 3065, 2026, which proposes to rezone the property legally described as Lot B, Secs 27 & 34, Twp 45, ODYD, Plan EPP138957 and located at 1439 River Stone Road, Electoral Area “E” from the Non-Urban (N.U) zone to the Country Residential (C.R) zone, be Adopted.

CARRIED

unadopted

Bylaw 3066 - Regional District of North Okanagan Cross Connection Control Regulation Amendment

Moved and seconded
That Regional District of North Okanagan Cross Connection Control Regulation Amendment Bylaw No. 3066, 2026 be given First, Second and Third Readings.

CARRIED

Moved and seconded
That Regional District of North Okanagan Cross Connection Control Regulation Amendment Bylaw No. 3066, 2026 be Adopted.

CARRIED

Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3071 - Zoning Amendment
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

Moved and seconded
That Official Community Plan Amendment Bylaw No. 3070, which proposes to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from Non-Urban to Commercial, be given Second Reading and be forwarded to a Public Hearing; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 3000 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given Second Reading and be forwarded to a Public Hearing.

CARRIED

Moved and seconded
That the Public Hearing for Bylaw No. 3070 and Bylaw No. 3071 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

CARRIED

Moved and seconded
That Final Adoption of Bylaw No. 3070 and Bylaw No. 3071 be withheld until a letter of undertaking is provided to the Regional District to register covenants against the title of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F”, which would require that the property be developed in accordance with the recommendations in the reports from AppleBruin Engineering Inc. dated April 23, 2026 and Forsite Consultants Ltd. dated May 14, 2026.

CARRIED

Unadopted

Bylaw 3074 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3075 - Zoning Amendment
STERRITT, D. & W. [File No. 25-1040-F-OR]
64 Schindler Road, Electoral Area "F"

Moved and seconded
That the Chair's Report dated May 7, 2026 from the Delegated Public Hearing held on May 7, 2026 for Electoral Area "F" Official Community Plan Amendment Bylaw No. 3074, 2026 and Zoning Amendment Bylaw No. 3075, 2026 be received.

CARRIED

Moved and seconded
That Electoral Area “F” Official Community Plan Amendment Bylaw No. 3074, which proposes to amend the land use designation of the property legally described as Lot 1, Sec 34, Twp 19, R9, W6M, KDYD, Plan KAP90873, Except Plan EPP67730 and located at 64 Schindler Road, Electoral Area “F” from Non-Urban and Small Holding to Non-Urban and Country Residential as shown on Schedule “A” attached to and forming part of Bylaw No. 3074, be given Third Reading; and further,

That Zoning Amendment Bylaw No. 3075, which proposes to amend the zoning of a portion of the property legally described as Lot 1, Sec 34, Twp 19, R9, W6M, KDYD, Plan KAP90873, Except Plan EPP67730 and located at 64 Schindler Road, Electoral Area “F” from the Non-Urban (N.U) zone to the Country Residential (C.R) zone as shown on Schedule “A” attached to and forming part of Bylaw No. 3075, be given Third Reading.

CARRIED

Bylaw 3076 - Electoral Areas "D" and "E" Official Community Plan Amendment
Bylaw 3077 - Zoning Amendment
HARVEY, M. & S. c/o SHORTT, J. [File No. 25-1162-E-OR]
64 Aumond Road, Electoral Area "E"

Moved and seconded
That the Chair's Report dated May 7, 2026 from the Delegated Public Hearing held on May 7, 2026 for Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076, 2026 and Zoning Amendment Bylaw No. 3077, 2026 be received.

CARRIED

Moved and seconded
That Electoral Areas “D” and “E” Official Community Plan Amendment Bylaw No. 3076, which proposes to amend the land use designation of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area “E” from Small Holding and Country Residential to Small Holding and a 12.37 ha portion of the property from Small Holding and Country Residential to Country Residential as shown on Schedule “A” attached to and forming part of Bylaw No. 3076, be given Third Reading; and further,

Unadopted

That Zoning Amendment Bylaw No. 3077, which proposes to amend the zoning of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone as shown on Schedule "A" attached to and forming part of Bylaw No. 3077, be given Third Reading.

CARRIED

Moved and seconded
That Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076 and Zoning Amendment Bylaw No. 3077 be Adopted.

CARRIED

Bylaw 3078 - Greater Vernon Water Rates Amendment

Moved and seconded
That Greater Vernon Water Rates Amendment Bylaw No. 3078, 2026 be given First, Second and Third Readings.

CARRIED

Moved and seconded
That Greater Vernon Water Rates Amendment Bylaw No. 3078, 2026 be Adopted.

CARRIED

Development Variance Permit Application
THE CROWN IN THE RIGHT OF THE PROVINCE OF BC c/o SPLATSIN DEVELOPMENT CORPORATION [File No. 26-0030-F-DVP]
Parkway Road, Electoral Area "F"

Moved and seconded
That a Development Variance Permit be approved for the property legally described as District Lot 2415, ODYD, Except Plans 2024 & KAP81665 and located at Parkway Road, Electoral Area "F" to permit variances to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*:

1. Section 12.1.9.a.i by decreasing the width of a landscaped buffer adjacent to the front (east) lot line from 7.5 m to 2 m; and,
2. Section 12.1.25 by waiving the requirement to provide laundry facilities; and further,

That a Development Variance Permit be approved for the property legally described as District Lot 2415, ODYD, Except Plans 2024 & KAP81665 and located at Parkway Road, Electoral Area "F" subject to the dimensions and siting of the campground, driveway aisles, parking areas, fencing and landscaped buffer areas being in accordance with the plan attached to the Planning Department report dated April 7, 2026.

CARRIED

Unadopted

FireSmart Policy Updates - Draft Development Permit Application Framework

Moved and seconded
That staff be directed to prepare FireSmart Policy amendments to Electoral Areas D & E Official Community Plan Bylaw No. 2485 to reflect an educational approach at Building Permit stage, with a Wildfire Development Permit triggered at the time of subdivision; and further,

That staff be directed to prepare FireSmart Policy amendments to Electoral Areas B & C Official Community Plan Bylaw No. 2626 to reflect an educational approach through a Wildfire Development Permit before issuance of a Building Permit with waiver option and Wildfire Development Permit triggered at the time of subdivision; and further,

That staff be directed to prepare FireSmart Policy amendments to Electoral Area F Official Community Plan Bylaw No. 2702 to reflect an educational approach through a Wildfire Development Permit before issuance of a Building Permit with waiver option and Wildfire Development Permit triggered at the time of subdivision; and further,

That staff be directed to prepare FireSmart Policy amendments to Silver Star Official Community Plan Bylaw No. 1925 to adopt the most prescriptive approach, requiring a Wildfire Development Permit at both the subdivision and Building Permit stages, with prescribed landscaping standards and building materials.

CARRIED

Community Works Fund Grant Application - Lumby & District Health Services Society

Moved and seconded
That a contribution of $15,000 to the Lumby & District Health Services Society, in partnership with the Lumby Men's Shed, for the production and installation of reflective civic address signs for rural properties, funded from within the Electoral Area Administration (021) service by Community Works Funds from Electoral Area "D", be approved.

CARRIED

Alternative Approval Process - Swan Lake Wastewater Loan Authorization - Bylaw 3069

Moved and seconded
That the Board endorse the following with regard to an alternative approval process for Swan Lake Wastewater Loan Authorization Bylaw No. 3069, 2026:

1. That the deadline for receiving elector responses be 4:00pm on July 3, 2026; and
2. That the Elector Response Form attached to the report dated May 20, 2026 and titled Alternative Approval Process for Swan Lake Wastewater Loan Authorization Bylaw No. 3069, 2026 be approved; and
3. That the estimated number of eligible voters to which the alternative approval process applies be established as 379.

CARRIED

Unadopted

Greater Vernon Water - Multi-Family Fire Storage Deficiencies

Moved and seconded
That the following motion be referred back to the Greater Vernon Advisory Committee for further discussion and investigation:

That the recommendations and development direction outlined within the Technical Memo titled 'Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development' dated April 8, 2026 from the Utilities Department (attached to the May 6, 2026 staff report) be endorsed.

CARRIED

Rose's Pond Park Development Plan - Crown Tenure Application

Moved and seconded
That the application for Crown land tenure required to advance the Rose's Pond Park Development Plan be supported as presented; and further,

That staff be authorized to proceed with all necessary submissions, correspondence, and follow-up actions with the Province of British Columbia to secure the required tenure.

CARRIED

Shuswap North Okanagan Rail Trail - Trailhead Gateway Kiosks Funding

Moved and seconded
That the following motion be referred to the North Okanagan Shuswap Rail Trail Advisory Committee:

That as recommended by the Shuswap North Okanagan Rail Trail Governance Advisory Committee, $30,000 in donated funds, currently held in trust by the Shuswap Community Foundation, be allocated towards the installation of trailhead interpretive signage and kiosks, as described in the May 20, 2026 report from Strategic and Community Services.

CARRIED

2025/2026 North Okanagan Conservation Fund Grant Award - Friends of Kalamalka Lake Provincial Park

Moved and seconded
That funding be awarded under the 2025/2026 North Okanagan Conservation Fund grant program in the amount of $20,000 to the Friends of Kalamalka Lake Provincial Park for the Native & Invasive Plants Project.

CARRIED

unadopted

2026 General Local Election

Moved and seconded
That pursuant to section 58(1) and (2) of the *Local Government Act*, Ashley Bevan be appointed Chief Election Officer for conducting the 2026 general local election with power to appoint other election officials as required for the administration and conduct of the 2026 general local election.

CARRIED

Moved and seconded
That pursuant to section 58(1) and (2) of the *Local Government Act*, Jennifer Miles be appointed Deputy Chief Election Officer for conducting the 2026 general local election.

CARRIED

REPORTS

Standing and Select Committees

Moved and seconded
That the minutes of the following meetings be received:

- Greater Vernon Advisory Committee - Regular - May 6, 2026 (unadopted)
- Electoral Area Advisory Committee - Regular - May 7, 2026 (unadopted)
- Electoral Area Advisory Committee - Delegated Public Hearing [Bylaw Nos. 3074 & 3075] - May 7, 2026 (unadopted)
- Electoral Area Advisory Committee - Delegated Public Hearing [Bylaw Nos. 3076 & 3077] - May 7, 2026 (unadopted)

CARRIED

External Committees / Community Reports

Directors discussed events and activities in their communities including:

- Okanagan Basin Water Board meeting
- Okanagan Regional Library Board meeting
- On May 2, Director Cumming was part of a helicopter tour of the North Aberdeen Plateau watershed with Mayor of Lake Country, OKIB Chief Dan Wilson, Minister Randene Neill, Deputy Minister Lori Halls and MLA Harwinder Sandhu
- Enderby Pool soft opening will be June 12, with a grand opening shortly thereafter
- Lumby Days June 12-14
- Cherryville Days June 6-7
- Hillview Elementary has started a fundraiser for a new accessible/inclusive playground
- Shuswap North Okanagan Rail Trail near Mara is getting lots of use
- Mara Musical and Athletic Association AGM was held last week

unadopted

RESOLUTION TO GO IN CAMERA

Moved and seconded
That the regular meeting of the Board of Directors convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraphs of Section 90(1) of the Community Charter:
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

The regular Board of Directors meeting adjourned to meet In Camera at 5:15 p.m.

The regular Board of Directors meeting reconvened at 6:21 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:21 p.m.

CERTIFIED CORRECT

Acting Chair	Corporate Officer
Rick Fairbairn	Ashley Bevan

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

DELEGATED PUBLIC HEARING

Thursday, May 7, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

Unadopted

Members:	Director R. Fairbairn	Electoral Area “D"	Vice Chair
	Alternate Director K. Hughes	Electoral Area "B"	
	Director A. Shatzko	Electoral Area "C" (electronic)	
	Director J. Johnson	Electoral Area "E"	
	Alternate Director T. Couch	Electoral Area "F' (electronic)	
Staff:	D. Sewell	Chief Administrative Officer	
	R. Smailes	General Manager, Planning and Building	
	G. Routley	Planning Manager	
	L. Frank	Planning Manager	
	A. Hunsberger	Manager, Rural Services	
	A. Affleck	Manager, Parks and Recreation	
	J. Miles	Planner II	
	C. Reardon	Clerk, Corporate Services	
Also	Director S. Fowler (Board Chair)	City of Armstrong	
	Public		

*Denotes presence for part of the meeting

CALL DELEGATED PUBLIC HEARING TO ORDER

The meeting was called to order at 2:02 p.m.

INTRODUCTION OF BYLAW

Bylaw 3074 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3075 - Zoning Amendment
STERRITT, D. & W. [File No. 25-1040-F-OR]
64 Schindler Road, Electoral Area "F"

Purpose: Official Community Plan Amendment Bylaw No. 3074 proposes to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702 by changing the land use designation of the property legally described as Lot 1, Sec 34, Twp 19, R9, W6M, KDYD, Plan KAP90873, Except Plan EPP67730

and located at 64 Schindler Road, Electoral Area “F” from Non-Urban and Small Holding to Non-Urban and Country Residential. Zoning Amendment Bylaw No. 3075 proposes to change the zoning of the same property from the Non-Urban (N.U) zone to the Non-Urban (N.U) and Country Residential (C.R) zones. If approved, the applicant proposes a boundary adjustment subdivision with the property located at 66 Schindler Road.

The General Manager of Planning and Building introduced Bylaw Nos. 3074 and 3075. He advised that Notice of the Delegated Public Hearing was advertised in accordance with Development Application Procedures and Administrative Fees Bylaw No. 2677, Section 466 of the *Local Government Act* and Public Notice Bylaw No. 2931 as follows:

- Adjacent Land Owners located within 100 meters of the subject property letters were mailed April 24, 2026;
- Posted in the Public Notice section on the RDNO website on April 24, 2026;
- Distributed through the RDNO Public Notice email subscription group on April 28, 2026
- Advertised through the weekly Morning Star RDNO advertisement on April 30, 2026;
- Posted to the RDNO Facebook page on April 30, 2026.

Options to provide input on Bylaw Nos. 3074 and 3075 could be received by e-mail, letter, in-person and/or electronic ZOOM attendance.

Written Submissions Received prior to 9:00 a.m. May 7, 2026

The General Manager of Planning and Building advised that no written submissions were received prior to the 9:00 a.m. May 7, 2026 submission deadline.

PUBLIC PRESENTATIONS

The Vice Chair called for any persons present who wished to speak to Bylaw Nos. 3074 and 3075.

1. Art Jarvis (electronic attendance) inquired how the application would impact the neighbours to the east of the property. He was advised to contact the Planning Department regarding his inquiry.

The Vice Chair called a second time for any person present who wished to speak to the Bylaws. No one was present to speak.

CLOSE OF DELEGATED PUBLIC HEARING

The Vice Chair called a third and final time if there were any persons present who wished to speak. There being no further persons present to speak the meeting was adjourned at 2:11 p.m.

CERTIFIED CORRECT

Vice Chair Rick Fairbairn	Chief Administrative Officer David Sewell

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

DELEGATED PUBLIC HEARING

Thursday, May 7, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

Unadopted

Members:	Director R. Fairbairn	Electoral Area “D"	Vice Chair
	Alternate Director K. Hughes	Electoral Area "B"	
	Director A. Shatzko	Electoral Area "C" (electronic)	
	Director J. Johnson	Electoral Area "E"	
	Alternate Director T. Couch	Electoral Area "F” (electronic)	
Staff:	D. Sewell	Chief Administrative Officer	
	R. Smailes	General Manager, Planning and Building	
	G. Routley	Planning Manager	
	L. Frank	Planning Manager	
	A. Hunsberger	Manager, Rural Services	
	A. Affleck	Manager, Parks and Recreation	
	J. Miles	Planner II	
	C. Reardon	Clerk, Corporate Services	
Also Present:	Board Chair, S. Fowler	City of Armstrong	
	Public		

CALL DELEGATED PUBLIC HEARING TO ORDER

The meeting was called to order at 2:12 p.m.

INTRODUCTION OF BYLAW

Bylaw 3076 - Electoral Areas "D" and "E" Official Community Plan Amendment
Bylaw 3077 - Zoning Amendment
HARVEY, M. & S. c/o SHORTT, J. [File No. 25-1162-E-OR]
64 Aumond Road, Electoral Area "E"

Purpose: Official Community Plan Amendment Bylaw No. 3076 proposes to amend the Electoral Areas “D” and “E” Official Community Plan Bylaw No. 2485 by changing the land use designation of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area “E” from Small Holding and Country Residential to Small Holding and a 12.37 ha portion of the property

from Small Holding and Country Residential to Country Residential. Zoning Amendment Bylaw No. 3077 proposes to change the zoning of a 3 ha portion of the same property from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If approved, the applicant is proposing to subdivide the property into nine lots.

The General Manager of Planning and Building introduced Bylaw Nos. 3076 and 3077. He advised that Notice of the Delegated Public Hearing was advertised in accordance with Development Application Procedures and Administrative Fees Bylaw No. 2677, Section 466 of the *Local Government Act* and Public Notice Bylaw No. 2931 as follows:

- Adjacent Land Owners located within 100 meters of the subject property letters were mailed April 24, 2026;
- Posted in the Public Notice section on the RDNO website on April 24, 2026;
- Distributed through the RDNO Public Notice email subscription group on April 28, 2026
- Advertised through the weekly Morning Star RDNO advertisement on April 30, 2026;
- Posted to the RDNO Facebook page on April 30, 2026.

Options to provide input on Bylaw Nos. 3076 and 3077 could be received by e-mail, letter, in-person and/or electronic ZOOM attendance.

Written Submissions Received prior to 9:00 a.m. May 7, 2026

The General Manager of Planning and Building advised that 1 written submission was received prior to the 9:00 a.m. May 7, 2026 submission deadline. The letter has been provided to the Committee and is available for viewing on the Public Notice section of the RDNO Website and in the Public Hearing binder on the side table. The written submission received is attached to the agenda package for this Delegated Public Hearing. Here is a brief outline of concerns of the written submission received:

1. Chantelle Meriam,
    - Not opposed to development but has concerns regarding the proposed density on the west side of Aumond Road;
    - States the proposed subdivision would create three 1-ha lots directly adjacent to their property, a shift in the current land use and established rural character;
    - Without the previously considered road connection to the west, the development is being considered as a standalone subdivision - it is important to consider the appropriateness of the three 1 ha lots on the west side;
    - Asks the Board to consider whether a lower density would be more consistent and provide better transition and alignment with the intent of the OCP.

PUBLIC PRESENTATIONS

The Vice Chair called for any persons present who wished to speak to Bylaw Nos. 3076 and 3076.

1. Chantelle Meriam (electronic attendance) - concerns regarding the density of the west side and transition of one large parcel to three small parcels. Questioned if the density is appropriate for a standalone subdivision in this rural area.
2. Jason Shortt (c/o applicant) - in favour of the recommendation in the staff report. Proposed density is consistent to the property in the area and part of the proposed long-term goal for the Cherryville area.

Unadopted

The Vice Chair called for a second time if any person present wished to speak to the Bylaws. No one was present to speak.

CLOSE OF DELEGATED PUBLIC HEARING

The Vice Chair called a third and final time if there were any persons present who wished to speak. There being no further persons present to speak the meeting was adjourned at 2:19 p.m.

CERTIFIED CORRECT

Vice Chair Rick Fairbairn	Chief Administrative Officer David Sewell

unadopted

BCTS
BC Timber Sales
Okanagan-Columbia

Wildfire Risk Reduction Overview Map

MAP DATE: 2026-06-03
RUN BY: kiwatts
TEMPLATE: TOC Silv Project Overview Map 22x34
DATUM PROJECTION: NAD 83 UTM 11N
SCALE: 1:30,000

0.26.130 0.25 0.5 0.75 1 km

N

350000

5570000

5560000

- BCTS Road
- Highway/Freeway (DRA)
- TOC Roads Main FSR FTEN
- Arterial (DRA)
- Paved Road (DRA)
- TOC Operating Area
- WRR Project Area
- Coldstream Estates Prescribed Burn
- BX Egress
- Aberdeen 1
- BlueNose North 1
- BlueNose North 2
- BlueNose South
- Duteau Canyon WRR
- Harvey Lk WRR Treatment
- TA2904 Proposed WRR Blocks
- East Vernon WRR Blocks In Progress
- Federal
- First Nations
- Mixed Ownership
- Municipal
- Private

Coldstream

Document Path: \\bctsdata.bcgov\data\toc_root\GIS_Workspace\Projects\2026_mapping\APRXs\APRXs\Overview_Kyle.aprx

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**1700.2026**
FROM:	**Finance Department**	**Date:**	**June 17, 2026**
SUBJECT:	**Transit Fare Review**		

RECOMMENDATION:

That the existing transfer policy within the Vernon Regional Transit System be replaced with the DayPASS Program and Automatic DayPASS fare capping system as outlined in the Vernon Regional Transit System Fare Review Report by BC Transit dated June 2026 (the Report), and;

That the new transit fare structure for the Vernon Regional Transit System be approved as outlined in the Report, and;

That interoperability of approved fare products between the Vernon Regional Transit System and neighbouring BC Transit systems be confirmed as outlined in the Report, and;

That implementation of new pre-paid fare programs, including changes to the U-PASS Program and introduction of ProPASS, be approved as outlined in the Report, and further;

That fare-free transit for youth aged 13 to 18 years be approved on all Vernon Regional Transit routes, except for route 90 (UBCO/Vernon).

SUMMARY:

The Vernon Regional Transit System is delivered in partnership with BC Transit and funded through a combination of provincial funding, local property taxes, passenger fares, and advertising revenue. Fare revenue is shared among the local partners with the net cost funded through local taxation and provincial funding.

In the region, the Regional District, Vernon and Coldstream have separate operating agreements with BC Transit for conventional and regional transit services, and the City of Vernon holds the agreement with BC Transit for custom transit (handyDART).

Within the Regional District structure, there are three regional services related to transit – UBCO Connector (872) service, Regional Transit (871) service and Electoral Area ‘B’ and ‘C’ Custom Transit (870) service. All jurisdictions are participants in at least one of the 871 or 872 services, except for Electoral Area ‘E’.

The Regional District also has separate, informal agreements with the District of Lake Country and City of Kelowna related to the route 90 service (UBCO/Vernon).

Local government partners are responsible for setting transit fares. Any changes to fares must be approved by all participating local governments (Regional District, Vernon and Coldstream). In fall 2025, the local government partners requested that a fare review be led by BC Transit. The last fare review was completed in 2018, and a fare review previously planned for 2021 was postponed because of the COVID-19 pandemic. During this time, transit ridership declined but federal funding offset the reduction in revenue, with the federal government condition that transit fares were effectively frozen until March 31, 2024.

As part of ongoing transit system planning and financial management, transit fare reviews are typically undertaken every three to five years in collaboration with BC Transit and local government partners. These reviews consider opportunities to modernize fare products, improve rider experience, support affordability, and maintain the long-term financial sustainability of the transit system. Periodic fare adjustments also help respond to increasing operating costs associated with inflation, service growth, vehicle replacement, technology upgrades, and other operating costs, while maintaining a balanced approach between rider fares and public funding.

Compared to many other transit systems, Vernon Regional Transit fares remain relatively low. The current $2.50 single ride fare is below the 2023 national average transit fare of approximately $3.50. Inflation and rising operating costs have also reduced the purchasing value of the current fare over time, meaning the same fare now contributes less toward the cost of operating transit services than it did previously.

At the same time, the Vernon Regional Transit has continued to evolve and expand since the last fare review. In 2021, the Province introduced the Get on Board Program, providing no-cost transit access for children aged 12 and under, with local governments receiving provincial funding to offset lost fare revenue.

In December 2024, BC Transit launched the UMO electronic fare system, modernizing fare payment and introducing new fare options, including transitioning from monthly passes to 30-day passes.

In May 2026, BC Transit introduced contactless tap-to-pay functionality across the province on the conventional transit system, allowing riders to pay fares on-board using debit and credit cards. This improvement helps make transit more convenient and accessible for occasional riders and visitors who may not use a UMO card or mobile app.

According to BC Transit data, ridership in Vernon Regional Transit has increased by approximately 44% since 2019. This growth reflects population growth, increased investment, and ongoing service improvements. Continued investment in transit, technology, and the customer experience will help support reliable service as the region grows.

The Transit Working Group, with staff representation from the City of Vernon, District of Coldstream, Regional District of North Okanagan and BC Transit, met numerous times in 2026 to review transit fares and rate structure. The attached reports and presentation provide the details and recommendations of the review.

These reports and presentations are being made to Vernon Council (June 8th), Coldstream Council (June 22nd) and the Regional District Board (June 17th). The reports and recommendations have been tweaked slightly following the Vernon Council meeting to take into account Council's motions – specifically around the start of the phased-in rate increases being adjusted to the fall of 2026, rather than the original recommendation of April 2027.

ATTACHMENTS:

Attachment 'A' – Vernon Regional Transit System Fare Review Report dated June 2026
Attachment 'B' – City of Vernon Report to Council dated June 8, 2026
Attachment 'C' – Fare Review Vernon Regional Transit System presentation dated June 17, 2026

Respectfully submitted by:

Stephen Banmen
General Manager, Finance

Approved for inclusion by:

David Sewell
Chief Administrative Officer

Attachment 'A'



Vernon Regional Transit System Fare Review Report

June 2026

Attachment 'A'

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1.0 Summary

As requested by regional local governments, BC Transit conducted a comprehensive fare review for the Vernon Regional Transit System. The current fare structure has been unchanged since 2018, and rising operating costs driven by inflation and post-pandemic pressures have created a need for a review of system revenues and products. The introduction of Umo, BC Transit's electronic fare system, in 2024 also provides the foundation for expanded fare products and improved data collection.

The objective of the fare review is to develop a fare structure that: maximizes revenue to support long-term system sustainability, ensures simple interoperability within the region, aligns with BC Transit Fare Guidelines, and improves financial performance in a balanced and reasonable manner.

The review was led in partnership with the City of Vernon, the Regional District of North Okanagan, and the District of Coldstream, with local priorities shaping the scope and direction throughout. Those priorities include regional interoperability, youth fare-free transit (18 and under), new revenue sources in the form of pre-paid programs (ProPASS, UPASS), and equity between conventional and handyDART services.

BC Transit Fare Guidelines provided a framework of fare-related best practices, allowing local priorities to guide the recommendations contained within the report. Vernon's adult single-ride fare of $2.50 has remained below the 2023 Canadian average of $3.50 and has lost an estimated 26% of its real value to inflation since 2018. Accordingly, this report presents recommendations for a fare structure that is intended to be clear, sustainable, and customer-focused while reflecting the priorities of the communities we serve.

As fare revenue is shared among regional partners under existing agreements, implementation will require approval from all three local government partners.

1.1 Fare Review Outcomes

Policy Recommendation 1: Replace the existing transfer policy with the DayPASS system

- Replace the 90-minute transfer policy with automatic DayPASS fare capping, simplifying fare policy and improving fairness for customers making multiple trips. Riders using Umo stored value or contactless payment would automatically receive a DayPASS after paying two single fares in a day. Cash-paying riders would have the option to purchase a paper DayPASS onboard at twice the base fare.
- Moving to the DayPASS system requires discontinuing pre-purchased DayPASS and 10-Ride fare products.

Policy Recommendation 2: Implement a Local and Regional Fare Structure

- Separate the existing fare structure into two distinct categories:
  - ✓ a Local Fare Structure applicable to Vernon Local Routes (Routes 1–9 and 60/61); and
  - ✓ a Regional Fare Structure applicable to fare products valid across the broader regional network, including Route 90 – Vernon/UBCO.

Policy Recommendation 3: Confirm Interoperability within the Region

- Endorse continued interoperability between the Vernon and Kelowna Regional Transit Systems, confirming that Vernon pass products remain valid on Kelowna routes, and that select Kelowna pass products are valid on Vernon routes.
- Align Vernon pass pricing more closely with the region's fare structure to reduce inconsistencies across interconnected systems and minimize opportunities for fare misuse or avoidance.

Policy Recommendation 4: Implement New Pre-Paid Fare Programs

- Introduce U-PASS, providing students at participating post-secondary institutions with unlimited transit access for the duration of their enrolled term, incorporated into student tuition fees to ensure stable and predictable fare revenue.
- Introduce ProPASS, a workplace transit program offering employees a 15% discount off the Adult 30-Day Pass rate through employer-facilitated payroll deductions.

Attachment 'A'

Fare Structure and Cost Changes

The following tables summarize the recommended fare changes under Option 3. Fares are proposed to take effect in the Fall of 2026, with pass pricing phased incrementally over three years to minimize immediate impacts on riders while progressively improving alignment with BC Transit Fare Guidelines and regional comparators.

Table 1 – Recommended Fare Structure for Vernon Local Transit System (Routes 1-9, 60/61)

Fare Product	Current	Fall 2026	April 2028	April 2029
Single Ride	$2.50	$3.00		
DayPASS *Automatic Fare Capping	$6.00	$6.00		
30 Day Pass – Adult	$55	$65	$70	$75
30 Day Pass – Concession Post-Secondary Students and Seniors	$40	$55	$60	$65
Semester Pass (4 Month) Post-Secondary Students	$120	$165	$180	$190
Youth Travel Program	Free 12 & Under	Free 18 & Under		

Table 2 – Recommended Fare Structure for Vernon Regional Transit System (Route 90 to UBCO)

Fare Product	Current	Fall 2026	April 2028	April 2029
Single Ride	$5.00	$6.00		
30 Day Pass – Adult*	$55	$80	$80	$90
30 Day Pass – Concession* High School, Post-Secondary, and Seniors	$40	$65	$65	$75

* All Regional Passes will be available for unlimited use on all local Vernon and Kelowna routes.

Table 3 – Recommended Fare Structure for Vernon Custom Transit System (HandyDART)

Fare Product	Current	Fall 2026
Single Ride	$2.50	$3.00
Tickets (5)	$12.50	$15.00

Please note that the estimates presented in this report are based on budgeted financial assumptions and observed impacts from fare changes in other communities. Any future changes to Annual Operating Agreement (AOA) ridership or financial projections may affect the estimates included in this report.

Incentivise Youth Travel

As part of the fare review process, the Councils of the Vernon and Coldstream requested that opportunities be explored to encourage greater transit use among youth through targeted incentives and fare policies.

In response, BC Transit recommends maintaining an enhanced discount for students purchasing longer-term Semester Passes (4-month duration), currently priced at 25% below the already discounted Concession 30-Day Pass rate. This approach supports affordability while encouraging regular transit use among post-secondary riders on Vernon local routes.

In addition, an analysis was conducted to assess the financial implications of introducing free transit for youth aged 13–18. Based on the relatively small youth population within the region, combined with the objective of increasing ridership and improving accessibility for young riders, all fare structure options have been developed with consideration for the introduction of free transit for youth aged 13–18 on Vernon local routes. Free youth travel would not apply to Regional Route 90 to UBCO.

1.2 Summary of Recommendations

BC Transit has the following recommendations as an outcome of this fare review:

1. Approve the separation of the fare structure into distinct Local and Regional categories
2. Approve the Local and Regional Fare Structure schedules under Option 3, effective Fall 2026
3. Approve the aligned fare change schedule for Custom Transit (handyDART) services
4. Approve replacement of the 90-minute transfer policy with automatic DayPASS fare capping through Umo, and discontinuation of pre-purchased DayPASS and 10-Ride fare products
5. Endorse continued regional interoperability between the Vernon and Kelowna Transit Systems
6. Approve the introduction of the U-PASS and ProPASS programs

2.0 BC Transit Fare Strategy

Since its introduction, BC Transit's Fare Strategy has guided decision making in transit systems towards improving the net yield of fare revenues. That is, the revenue collected after the costs of revenue collection are deducted. The fare strategy was developed through collaboration with local government partners and accounts for both local considerations and BC Transit corporate priorities. To improve the net yield of fare revenues, fare structure decisions are made considering the following four key objectives:

1. The fare structure is attractive to customers and encourages ridership.
2. The fare structure is marketable and is easy to produce and sell.
3. The fare structure has low costs of operation and debt service.
4. The fare structure is secure.

With these objectives in mind, any changes to the fare structure should be made with the intent of simplification. This is to make it easier for customers to comprehend and purchase the correct fare and is easier and less costly to administer. To help accomplish these objectives, BC Transit developed the fare structure guidelines found in **Table 4** below. For reference, the adult cash fare is the base from which other fares are calculated.

Table 4 BC Transit Fare Structure Guidelines

Fare Product	Audience	BC Transit Fare Guideline
Single-Ride	All	Base
DayPASS	All	Two Times Base Fare
10-Rides	All	9 Times Base Fare
Adult 30-Day Pass	All	20 to 30 Times Base Fare
Concession 30-Day Pass	Students and Seniors	Adult 30-Day Pass less 15%
Semester Pass (4 Months)	Students	4 times Concession 30-Day Pass less 20%
No Fare Transfers		

The BC Transit Fare Strategy has been used to guide fare reviews in several BC Transit conventional transit systems to increase revenue from ridership. While outcomes are unique to each transit system, the results observed in systems that have implemented aligned fare structures indicate the positive benefits that can be anticipated when making similar changes.

3.0 Fare Collection Technology

BC Transit launched Phase 1 of its digital fare payment platform, Umo, in the Vernon Regional Transit System in March 2024. Umo enables customers to pay fares and access transit services through an account-based system using either the Umo mobility app on their mobile phone or a reloadable Umo card for contactless payment. This new technology has the following benefits:

1. Improved user experience
2. Decreased need for physical fare products
3. Increased revenue security
4. Improved data on fares and travel behaviours
5. Increased ability for BC Transit to support fare programs in regional transit systems.

Through Umo, customers can purchase and reload 30-Day Passes and Semester Passes online or at participating vendor locations. The system also provides improved boarding and usage data to better understand ridership patterns and customer behaviour.

In December 2024, legacy pre-purchased paper fare products, including monthly and Semester Passes, were phased out from vendor point-of-sale locations to streamline fare product distribution. These products are now available exclusively through the Umo card or Umo mobility app. Cash continues to be accepted onboard for single ride fares.

In May 2026, BC Transit enabled contactless tap-to-pay functionality, allowing riders to pay fares directly onboard using debit or credit cards. This enhancement improves convenience and accessibility for occasional and infrequent transit users.

Umo has also simplified fare administration and strengthened BC Transit’s ability to support programs such as ProPASS. Upon approval of an automatic fare capping policy, BC Transit will implement automatic DayPASS fare capping for customers using Umo cash balance or contactless payment methods, ensuring customers automatically receive the best value for their travel.

4.0 Fare History and Current Conventional Fare Structure

The current Vernon Regional Transit System fare structure has been in effect for the past eight years, since April 2018, as outlined in **Table 5**. The only notable changes since 2018 are as follows:

- Children ride free: Children under 5 have ridden free since before 2005. In September 2021, this policy was expanded to include youth aged 12 and under, as part of a provincial mandate supported by additional funding.

Previously, the system operated with two zones, and had pricing for local routes, and multi-zone routes. Beyond this change, fares have remained fairly similar to current fares since 2005.

Table 5 Current Fares for the Vernon Regional Transit System

Fare Product	Riders	Current Fares	Functionality
Single Ride (Local)	All	$2.50	Vernon Local Routes (1-9 and 60/61)
10-Rides	Adult	$22.50	Vernon Local Routes (1-9 and 60/61)
DayPASS	Adult	$6.00	Valid on all Vernon and Kelowna Routes
30-Day Pass (Adult)	Adult	$55.00	Valid on all Vernon and Kelowna Routes
30-Day Pass (Concession)	Student/Senior	$40.00	Valid on all Vernon and Kelowna Routes
Semester Pass (4 Months)	Student	$120.00	Valid on all Vernon and Kelowna Routes
Single Ride (Regional Route)	All	$5.00	Regional Route 90

Local Single Ride and 10-Rides are valid on Vernon Local Routes (1-9 and 60-61). All pass products are valid across all Vernon Local Routes in addition to the Regional Route (90) to UBCO. The Regional Route operates under a separate single ride fare structure.

When compared to the BC Transit Fare Guidelines in **Table 4,** the current fare structure has the following opportunities for alignment:

- The DayPASS is priced at 2.4 times the Local Single Ride fare and 1.2 times the Regional Single Ride fare, which is both above and below the guideline threshold of twice the single ride fare.
- The discount provided on the concession 30-Day pass is greater than the recommended 15% off the adult monthly pass fare (currently 27% discount).
- The discount provided on the Semester Pass is greater than the recommended 20% off the discounted concession 30-Day pass fare (currently 25% discount).
- The 30-Day Passes are recommended to be priced at 20-30 times the Single Ride Fare; current pricing equates to 22 times the Local Single Ride fare and 11 times the Regional Single Ride fare.

5.0 Fare-Related Considerations

In addition to the standard fare options described above, BC Transit has reviewed the implications of adjustments to transfer policies, considered options for supporting seamless travel across the region and at the request of the City of Vernon, has analyzed the implications of offering free fares for youth 18 and under. Additional supportive programs to support transit access for select user groups, is outlined in **Appendix 1**.

5.1 DayPASS-on-Board, Fare Capping, and Transfer Policy Changes

BC Transit recommends the introduction of the DayPASS-on-Board program for cash paying users and fare capping for Umo card holders to generate an automatic DayPASS to simplify fare structures, improve customer experience, and align with best practices outlined in the Fare Guidelines.

Existing Transfer Policy

Currently, passengers within the Vernon Regional Transit System are permitted to transfer to a connecting bus within 90 minutes without paying an additional fare. However, the administration and enforcement of transfer policies can be subjective, which may contribute to fare disputes, inconsistent application, and potential fare evasion. These challenges can negatively impact both the customer experience and operator interactions.

During the 2025/26 fiscal year, approximately 12,450 transfer trips were recorded through Umo, compared to more than 67,000 boardings using transfer-eligible fare products (Single Ride, Stored Value, and 10-Ride products), and more than 218,000 total system boardings over the same period. This suggests that replacing the existing transfer policy with a DayPASS-on-Board and Fare Capping model would have a relatively limited impact on overall ridership behaviour. Further analysis indicates that approximately 80% of passengers would either experience a positive impact or no material change under the proposed approach.



DayPASS-on-Board

Under this model, passengers paying cash can purchase a DayPASS directly from the operator by paying twice the base fare. The paper DayPASS grants unlimited travel for the remainder of the day, streamlining fare collection and eliminating ambiguity around transfer validity.

Fare Capping

In parallel, Fare Capping will be introduced for riders using Umo stored value or contactless payments (credit or debit tap). Once a rider pays the equivalent of two single fares in one day, the system automatically provides unlimited travel for the rest of the day—effectively issuing a DayPASS without requiring pre-purchase. This approach supports affordability, encourages spontaneous travel, and has been shown to increase both ridership and revenue in systems where it has been implemented.

Required Fare Policy Adjustments

Implementation of the DayPASS-on-Board and Automatic Fare Capping model would require the following fare policy changes:

- Elimination of the existing 90-minute transfer policy.
- Discontinuation of pre-purchased DayPASS and 10-rides fare products.

These adjustments would simplify the overall fare structure, reduce fare-related disputes, and better align the system with the capabilities of the Umo platform.

The existing pre-purchased DayPASS currently accounts for less than 2.7% of fare revenue and ridership, indicating minimal anticipated disruption to current users. DayPASS-on-Board and Automatic Fare Capping models have already been implemented in more than 15 BC Transit systems, including the Kelowna Regional Transit System, where they have supported increased ridership, reduced operational friction, and improved customer experience outcomes. While these changes may initially result in customer concerns due to adjustments to previously established fare policies, they are expected to modernize the fare experience, improve equity and accessibility, and support the long-term sustainability of the transit system.

5.2 Interoperability within the Region

The Kelowna Regional Transit System offers 30-Day Passes, Semester Passes, a ProPASS program, and a U-PASS program valid across all Kelowna local routes, as well as Vernon's Regional Route 90 to UBCO. The system does not rely on traditional transfers; instead, it applies an Automatic Fare Capping model through the Umo platform, whereby passengers paying a single-ride fare are automatically capped at the DayPASS rate for unlimited travel on Kelowna local routes.

In comparison, the Vernon Regional Transit System provides 30-Day Passes and Semester Passes valid across all Vernon local routes, Regional Route 90 to UBCO, and all Kelowna routes. The 10-Ride fare product is limited to Vernon local routes only. Transfers are available for passengers using 10-Ride or single-ride fares on local routes; however, they are not valid on Regional Route 90. The Vernon DayPASS provides unlimited travel across Vernon local, regional, and Kelowna routes; however, its current pricing is significantly below the implied value of the product relative to its system-wide validity.

Tables 6 and **7** summarize the validity of each fare product across both transit systems. Current conditions are indicated by checkmarks for validity and "X" indicators for non-validity.

Table 6 – Current State inter-operability of Fare Products in the Kelowna Transit System

Transit System	Fare Product	Valid on Vernon Local Routes 1-9, 60, 61	Valid on Vernon – Kelowna Route 90	Valid on Kelowna Local Routes
Kelowna Transit System	DayPASS – Fare Capped & Paper DayPASS	✗	✗	☑
	30-Day Pass (Adult and Concession)	✗	☑	☑
	U-Pass (UBCO)	✗	☑	☑
	Semester Pass	✗	☑	☑

Table 7 – Current State inter-operability of Fare Products in the Vernon Transit System

Transit System	Fare Product	Valid on Vernon Local Routes 1-9, 60, 61	Valid on Vernon – UBCO Route 90	Valid on Kelowna Local Routes
Vernon Transit System	DayPASS – Pre-Purchased	☑	☑	☑
	30-Day Pass (Adult and Concession)	☑	☑	☑
	Semester Pass	☑	☑	☑
	Transfers	☑	✗	✗
	10 Rides / Stored Value	☑	✗	✗

Given that the Kelowna Regional Transit System currently accepts Vernon pass products on its routes, maintaining a reciprocal arrangement has been identified as an important consideration to support inter-system consistency and preserve travel benefits for Vernon Regional Transit System passengers.

In alignment with Kelowna's fare structure approach, it is also recommended that the Vernon Regional Transit System transition away from pre-purchased DayPASS products, 10-Ride products, and the existing transfer policy in favour of an Automatic Fare Capping model at the DayPASS rate.

Under the proposed future-state fare structure, passengers travelling on Vernon local routes would receive unlimited travel once the equivalent DayPASS threshold has been reached, consistent with the Automatic Fare Capping policy currently implemented within the Kelowna Regional Transit System.

In addition, pass product validity across both transit systems would be adjusted to support more seamless travel between the Vernon and Kelowna regional transit systems.

Green shading within **Table 8** identifies the recommended adjustments to improve alignment, inter-system consistency, customer value, and long-term revenue stability.

Table 8 – Future State inter-operability of Fare Products in Kelowna and Vernon

Transit System	Fare Product	Valid on Vernon Local Routes 1-9, 60, 61	Valid on Vernon – Kelowna Route 90	Valid on Kelowna Local Routes
Kelowna Transit System	DayPASS – Fare Capped & Paper DayPASS	✗	✗	☑
	30-Day Pass (Adult and Concession)	☑	☑	☑
	U-Pass (UBCO)	☑	☑	☑
	Semester Pass	✗	☑	☑
Vernon Transit System	DayPASS – Fare Capped & Paper DayPASS	☑	✗	✗
	30-Day Pass – Regional Pass (Adult and Concession)	☑	☑	☑
	30-Day Pass – Local Only (Adult and Concession)	☑	✗	✗
	Semester Pass – Local Only	☑	✗	✗

5.3 Fare-free transit analysis for Youth 18 and Under

Free transit fares for youth aged 18 and under have been requested by the City of Vernon and District of Coldstream as part of broader efforts to advance strategic objectives related to transportation equity, youth mobility, and sustainable travel behaviour. In response to this request, the following potential benefits and considerations have been identified:

- Improved transportation equity: Reduced financial barriers, particularly benefiting low-income youth who may face disproportionate access constraints.
- Increased access to opportunities: Enhanced ability for youth to access education, employment, recreation, and social activities, supporting broader participation in community life.
- Ridership development: Potential increase in youth transit use, contributing to long-term ridership growth.
- Long-term mode shift potential: Supports the development of a “ridership pipeline” by encouraging early adoption of transit use that may carry into adult fare categories.
- Reduced barriers to participation: Improves mobility and independence for youth, supporting greater engagement in school and community activities.
- Sustainable transportation outcomes: Provides a safe and reliable alternative for youth who are not yet eligible to operate motorized vehicles (e.g., e-bikes or cars), supporting reduced reliance on private vehicle trips.

Financial Considerations

Fare revenue generated by high school students on local routes in Vernon is estimated at approximately $85,375 in the 2025/26 fiscal year, representing approximately 6% of total conventional transit system revenues last year. The introduction of free fares for youth aged 13–18 would result in a reduction in farebox revenue, which would need to be offset through alternative funding sources including additional fare revenue from other rider segments and/or increased operating subsidies from property taxes in order to maintain current service levels.

Program Options

Umo offers several program options to facilitate fare validation for a fare-free program including the provision of unique benefit codes or photo ID RFID cards. If free transit is introduced for youth within the Vernon Regional Transit System, it is recommended that a fare validation process be implemented, to support the monitoring of appropriate fare eligibility and usage. Such a process would help ensure compliance with eligibility requirements and enable the collection of more accurate data to assess changes in demand and inform potential service adjustments.

5.4 New Pre-Paid Fare Programs

To support additional fare revenue and long-term system sustainability, BC Transit may introduce pre-paid fare programs that offer bulk purchase pricing to encourage ridership and generate more stable and predictable revenue streams while supporting system growth.

ProPASS

ProPASS is a workplace transit program that provides employees with discounted unlimited transit access through employer-administered payroll deductions. Payments are automatically deducted from employee paycheques, simplifying participation for both employers and employees. Eligibility requires a minimum of five participating employees under a one-year commitment and provides a 15% discount off the Adult 30-Day Pass fare. Participating employers may choose to offer additional subsidies to increase the incentive.

The program benefits employers by reducing parking demand and associated costs, while supporting climate action and sustainable transportation objectives. It may also enhance employee recruitment and retention. For transit systems, ProPASS generates stable, prepaid fare revenue and supports ridership growth.

BC Transit recommends this program be approved for implementation in the Vernon Regional Transit System at the regional pass rate to support increased transit use and long-term funding sustainability for the transit system.

U-PASS

The U-PASS program provides post-secondary students with unlimited transit access for the duration of their academic term. It improves affordability, increases student mobility, and provides a stable, predictable revenue stream.

As the fee is collected through mandatory student tuition, the program ensures consistent revenue while improving access to transit. Institutions benefit from a bulk pricing model that provides cost-effective transportation for students.

U-PASS fees are typically aligned with the equivalent cost of an Adult 30-Day Pass over a four-month semester period, with revenue generated through full-time student enrolment.

The program has demonstrated strong performance within the Kelowna Regional Transit System through its partnership with the University of British Columbia Okanagan (UBCO). A similar model in Vernon may support expanded post-secondary partnerships in the North Okanagan region, which could see significant additional revenue.

5.5 Comparing Transit Fares: Vernon vs. National Trends

Vernon’s adult single-ride fare, which last increased to $2.50 in 2018, is projected to reach an equivalent value of $3.15 by 2026 based on an average annual inflation rate of 2.93%. This represents a 26% increase over 8 years, as calculated using the Bank of Canada's Inflation Calculator.

The average adult single-ride fare across Canada was $3.50 in 2023, according to the Canadian Transit Statistics Dashboard compiled by CUTA. This comparison highlights that Vernon's fares remain well below the national average despite inflationary pressures, emphasizing the need for strategic fare adjustments to support system sustainability.

Table 9 below outlines fare pricing within comparable transit systems located either within the region or operating at a similar service scale, providing a benchmark for current transit fare structures.

The Kelowna Regional Transit System recently increased fares to $3.00 for a Single Ride and $80.00 for an Adult 30-Day Pass. Fares within Penticton are also currently under review and are anticipated to align with a similar $3.00 Single Ride fare, alongside corresponding increases to pass pricing.

Table 9 – Local Transit System Comparisons

Conventional Transit System	Last Fare Change	Scheduled Hours	Ridership	Single Ride Fare	DayPASS	Adult 30-Day Pass	Concession 30-Day Pass
Vernon Transit System	**2018**	34,652	671,228	**$2.50**	**$6.00**	**$55**	**$40**
Comox Valley Transit System	2026	38,319	894,167	$2.75	$5.50	$60	$40
Kelowna Transit System	2025	184,370	6,540,465	$3.00	$6.00	$80	$55
South Okanagan Similkameen (Penticton, BC)	2017	22,939	378,543	$2.25	$4.50	$45	$35
Shuswap Regional Transit (Salmon Arm, BC)	2006	12,949	127,656	$1.50	$3.75	$45	$30

A review of comparable transit systems operating regional routes, as seen in **Table 10** below**,** indicates that the Vernon Regional Transit System's regional pass products are priced significantly lower than those in other systems offering similar regional services. Several regional transit systems operate under separate fare structures for local and regional services, where regional fare products do not include transferability or validity on local transit routes. Examples include the Regional Route 70 to Kelowna, the Nanaimo–Cowichan Express, the Victoria–Cowichan Express and Fraser Valley Express.

Some Regional Transit Systems offer both a dedicated regional fare structure and an integrated "dual-system" pass product that permits unlimited travel across two local transit systems and the connecting

regional service. Examples of this model can be found in systems such as Pemberton, Nanaimo, Cowichan Valley, and Victoria.

Based on this comparison, there is an opportunity for the Vernon Regional Transit System to increase regional fare pricing to better align with comparable systems and BC Transit Fare Guidelines. This is particularly evident in the pricing of the Adult 30-Day Pass, which is currently priced at $55.00, equivalent to only 11 times the $5.00 Regional Single Ride fare. BC Transit Fare Guidelines recommend that monthly pass products be priced within a range of 20–30 times the applicable single ride fare, which would equate to a regional monthly pass price of at least $100 under the current Regional Single Ride fare structure.

It should also be noted that fare structures for regional routes within the South Okanagan–Similkameen Transit System are currently under review.

Table 10 – Regional Transit System Comparisons

Regional Transit System	KM Travelled	Single Ride Fare	DayPASS	Adult 30-Day Pass	Concession 30-Day Pass*	Dual System Pass
Vernon Regional Route 90 Vernon to UBCO	**41**	**$5**	**$6**	**$55**	**$40**	**$55 Adult / $40 Concession** (includes Vernon Local and Regional Route 90)
Pemberton Valley Pemberton to Whistler	33	$4.50	$12	$95	$75	**$130 30-Day** (Pemberton Local, Regional, and Whistler Local routes)
South Okanagan Similkameen Regional Routes 10, 20, 30, 40, 50	20 -113	$4	$8	$60	$40	**$60 Adult / $40 Concession** (Includes Local and Regional routes)
South Okanagan Similkameen Route 70 Penticton to Kelowna	63	$5	N/A	$100	$85	N/A
Nanaimo Regional Nanaimo to Cowichan Express (NCX)	50	$5	N/A	$125	-	**$175 30-Day** (Nanaimo locally, Cowichan Valley locally, and the Regional route)
Victoria Cowichan to Victoria Express/ Shawinigan Lake to Victoria Express (CVX/SVX)	60	$10	N/A	$204	-	**$246 30-Day** (Victoria local, Cowichan Valley local, and the Regional route)

6.0 Proposed Conventional Fare Structure

BC Transit recommends the following fare structure adjustments for phased implementation. These recommendations are intended to improve alignment with inflationary pressures and increasing service delivery costs, while continuing to support affordability, accessibility, and ridership growth within the Vernon Regional Transit System.

A key recommendation is to separate the existing fare structure into two distinct categories:

- a Local Fare Structure applicable to Vernon Local Routes; and
- a Regional Fare Structure applicable to fare products valid across the broader regional network.

6.1 Vernon Local Fare Structure Recommendations

BC Transit recommends the following adjustments for Vernon Local Routes (Routes 1–9 and 60/61):

- Increase the Local Single Ride fare to $3.00 to improve alignment with fare levels across the Okanagan region. The current single ride fare has remained unchanged since 2018.
- Maintain the existing 25% discount on the Semester Pass for post-secondary students valid on Vernon Local Routes.
- Introduce a lower-cost Local 30-Day Pass to provide a more affordable monthly option for riders travelling exclusively on local services compared to the regional fare options.
- Implement an Automatic Fare Capping policy on Vernon Local Routes and discontinue traditional transfer products, pre-purchased DayPASS products, and 10-Ride fare products. This approach would simplify the fare structure while improving customer convenience and supporting modernization of the fare system.

Out of the options considered, a phased implementation approach as outlined in Option 3, is recommended.

See **Table 11** for proposed options.

Attachment 'A'

Table 11 – Proposed Local Fare Structure Recommendation

Fare Product	Current	Option 1 BCT Guidelines	Option 2 Align with Region	Option 3 Phased fare change		
				Fall 2026	April 2028	April 2029
Single Ride	$2.50	$3.00	$3.00	$3.00	$3.00	$3.00
DayPASS *Automatic Fare Capping	$6.00	$6.00	$6.00	$6.00	$6.00	$6.00
10 Rides	$22.50	Discontinued				
30 Day Pass – Adult	$55 22x	$75 23x	$80 27x	$65 22x	$70 23x	$75 23x
30 Day Pass – Concession ~~High School,~~ Post-Secondary Students, and Seniors	$40 27% discount	$65 15% discount	$65 19% discount	$55 15% discount	$60 15% discount	$65 15% discount
Semester Pass (4 Month) ~~High School and~~ Post-Secondary Students	$120 25% discount	$208 20% Discount	$208 20% Discount	$165 25% discount	$180 25% discount	$190 25% Discount
Youth 13-18	$2.50	Free	Free	Free		

*DayPASS-on-Board and Fare Capping to generate automatic DayPASS.

6.2 Proposed Regional Fare Structure

The following recommendations are intended to improve regional fare consistency, support revenue sustainability, and simplify the customer fare experience.

- Increase the Regional Single Ride Fare to $6 to align with inflation. The single ride fare has remained unchanged since 2018.
- Introduce regional pass products aligned with Kelowna fare pricing to improve inter-system consistency and reduce opportunities for fare misuse or arbitrage. Given that Vernon and Kelowna pass products are valid across both systems, aligning pricing is required to avoid discrepancies between systems and ensure consistent value across the regional network. While proposed pricing remains below BC Transit's guideline range of 20–30 times the single ride fare, a phased approach is recommended to avoid a significant step change from current fare levels, with Kelowna's updated fare structure effectively serving as an interim benchmark for alignment.

Table 12 – Proposed Regional Fare Structure Recommendation

Fare Product	Current	Option 1 BCT Guidelines	Option 2 Align with Region	Option 3 Phased fare change		
				Fall 2026	April 2028	April 2029
Single Ride	$5.00	$6.00	$6.00	$6.00	$6.00	$6.00
DayPASS	$6.00	Discontinued				
30 Day Pass – Adult*	$55 11x	$120 20x	$80 13x	$80 13x	$80 13x	$90 15x
30 Day Pass – Concession* High School, Post-Secondary, and Seniors	$40 27% discount	$100 15% discount	$65 19% discount	$65 19% discount	$65 19% discount	$75 17% discount

*Includes all-access travel on all Vernon and Kelowna routes

6.3 Proposed Custom Transit (HandyDART) Fare Structure

The following table outlines the current fare structure for Custom Transit (HandyDART) services, where the single-ride fare is currently $2.50 within the City of Vernon. It is recommended that Custom Transit fares increase at the same rate as Conventional fares over time to maintain alignment and ensure consistency and ease of understanding across both systems. This approach is consistent with BC Transit's custom fare strategy, which ensures equitable treatment for riders with mobility challenges while maintaining proportional fare adjustments between service types.

Table 13 – Proposed Custom Fare Structure Recommendation

Fare Product	Current	Fall 2026
Single Ride	$2.50	$3.00
Tickets (5)	$12.50	$15.00

7.0 Quantitative Impacts

The projected revenue and ridership impacts of the proposed fare structure are based on an elasticity model, which assesses price sensitivity using the previous year's ridership and revenue data for the Vernon Regional Transit System. Transit demand is generally considered inelastic; therefore, fare adjustments are expected to have a relatively limited impact on overall ridership levels.

Option 1 in **Table 15** is associated with a higher projected impact due to the magnitude of the proposed changes, including pass price increases exceeding 50%. As a result, a phased implementation approach as outlined in Option 3 is recommended to mitigate potential price shock and support gradual customer adjustment.

The elasticity model's ridership and revenue impact projections are outlined in **Table 14** and **15** below.

Total annual revenue for the Vernon Regional Transit System (including Local Routes 1–9, 60/61, and Regional Route 90) is approximately $1.3M. Of this, fare-based revenue is estimated at $519K from local routes and $186K from Regional Route 90, while approximately $483.5K is not directly affected by fare structure changes, including funding from the Youth 12 & Under program, BC Bus Pass, advertising revenue, and transferred revenue from the Kelowna U-PASS program.

Total annual ridership is estimated at approximately 800.3K boardings across all Vernon routes, with approximately 490K boardings on local routes and 126K boardings on Regional Route 90 using Vernon fare products. This excludes estimated ridership associated with youth aged 12 and under, as well as riders using the BC Bus Pass.

The following assumptions were identified to model projected changes to revenue and ridership.

Assumptions

- Operating expenses and costs remain constant over the analysis period.
- Revenues from Youth aged 12 and under program, BC Bus Pass program, and advertising is assumed to remain unchanged.
- The forecasted revenue loss associated with providing free transit to youth aged 13–18 is assumed to average approximately **$85.4K** on Vernon Local Routes.
- For the ProPASS program, it is assumed that one organization participates in the first year, enrolling 10 employees under a 12-month commitment. Further, ProPASS revenue is allocated between local and regional services using an 88% local / 12% regional split.
- All pass revenue is allocated between local and regional services using an 88% local / 12% regional split.
- Ridership does not benefit from year over year increases due to population growth, which typically occurs.

Table 14 – Local Vernon Fare Structure - Quantitative Analysis Based on Price Elasticity

Quantitative Analysis Projected Annual Impact	Current	Option 1	Option 2	Option 3		
				Year 1	Year 2	Year 3
Fare Revenue	$540,175	+ $87,459 (16%)	+ $93,064 (17%)	+ $58,409 (11%)	+ $16,070 (3%)	+ $15,179 (2%)
Ridership (# of rides)	489,278	-24,349 (-5%)	-9,624 (-6%)	-31,752 (-6%)	-3,655 (-1%)	-3,282 (-1%)
Cost Recovery	17%	21%	21%	20%	21%	21%

Table 15 – Regional Vernon Fare Structure Quantitative Analysis Based on Price Elasticity

Quantitative Analysis Projected Annual Impact	Current	Option 1	Option 2	Option 3		
				Year 1	Year 2	Year 3
Fare Revenue	$186,026	+ $107,642 (58%)	+ $72,477 (39%)	+ $72,477 (39%)	-	+ $20,162 (8%)
Ridership (# of rides)	125,731	-34,155 (-27%)	-15,619 (-12%)	-15,619 (-12%)	-	-3,104 (-2%)
Cost Recovery	19%	21%	21%	21%	21%	21%

The projections outlined in **Table 14** include the estimated revenue loss associated with providing free transit for youth aged 13–18. If free transit for this age group is not implemented, cost recovery is

projected to improve by approximately 1%. Additionally, cost recovery outcomes may vary slightly depending on adjustments to revenue allocation across regional pass products in both tables.

8.0 Implementation

As with any notable change associated with transit service, BC Transit will provide a full-scale marketing, and communications plan to inform the public on how their transit experience will change. This would include a mix of digital, print and radio advertising, media advisories, social media promotion and on-bus information as best suited for transit audiences in Vernon, Coldstream, and the North Okanagan Region.

9.0 Recommendations

BC Transit has the following recommendations as an outcome of this fare review:

1. Approve the separation of the fare structure into distinct Local and Regional categories
2. Approve the Local and Regional Fare Structure schedules under Option 3, effective Fall 2026
3. Approve the aligned fare change schedule for Custom Transit (handyDART) services
4. Approve replacement of the 90-minute transfer policy with automatic DayPASS fare capping through Umo, and discontinuation of pre-purchased DayPASS and 10-Ride fare products
5. Endorse continued regional interoperability between the Vernon and Kelowna Transit Systems
6. Approve the introduction of the U-PASS and ProPASS programs

Appendix 1– Supportive Transit Programs

To ensure that transit is accessible to all, a range of supportive programs have been implemented to assist individuals facing financial or mobility challenges. The following initiatives, available in the Vernon Regional Transit System and across British Columbia, are designed to help those in need access essential services and stay connected to their communities. These programs aim to make public transit more inclusive and equitable. Please note, these programs are shared for your awareness, and no changes will be made as part of this fare review.

Get on Board Program - Free Transit for Youth 12 and Under

The Get on Board program was introduced in September 2021 and allows children aged 12 and under to ride conventional and handyDART buses for free. The program is designed to make public transit more accessible to young people, encouraging them to use the system independently and confidently. Eligibility includes:

- **Children aged 6 to 12:** Can ride unaccompanied without requiring a fare product or ID.
- **Children aged 5 and under:** Must be accompanied by someone 12 years or older and must board and depart at the same stop as their guardian.

This initiative is funded by the BC Ministry of Transportation and Transit with the goal of not only increasing ridership but also fostering a sense of independence and familiarity with public transit among youth. By making transit free for children, the program aims to instill lifelong habits of sustainable transportation use.

BC Bus Pass

The BC Bus Pass Program provides unlimited transit access to low-income seniors ($45/year) and individuals on disability assistance (free). Designed to ensure affordable and accessible transportation, it helps participants stay connected to their communities. Registration is available online, by phone, email, mail, or fax. The program is funded by the BC Ministry of Social Development and Poverty Reduction, is available across all BC transit systems.

Emergency Transit Assistance Program

The Emergency Transit Assistance Program (ETAP) in Vernon is a partnership between United Way BC and the City of Vernon, providing single-use bus tickets to non-profit agencies that support low-income residents in the region facing transportation barriers. United Way distributes the tickets or Umo benefit codes on a regular basis to non-profit agencies who regularly support those with medical and/or emergency transportation. This program has enhanced these residents' access to employment, healthcare, social services, food, and shelter by ensuring reliable transit options for those in need.

Attachment 'B'

CITY OF Vernon

Report to Council

To: **Mayor and Council** File No: 8500-06

Date: June 8, 2026

From: Anne Huisken, Acting Manager, Transportation

Subject: Transit Fare Review

Purpose:

To present the recommended fare strategy for the Vernon Regional Transit System and seek Council approval for the recommended fare products, fare policies, and fare structure changes beginning April 1, 2027.

Recommendation:

THAT the existing transfer policy within the Vernon Regional Transit System be replaced with the DayPASS Program and Automatic DayPASS fare capping system as outlined in the report;

AND FURTHER, that a local and regional fare structure for the Vernon Regional Transit System be approved as outlined in Table 2: Recommended Local Fare Structure, Table 3: Recommended Regional Fare Structure, and Table 4: Recommended Fare Structure for Vernon Custom Transit System;

AND FURTHER, that interoperability of approved fare products between the Vernon Regional Transit System and neighbouring BC Transit systems be confirmed as outlined in the report;

AND FURTHER, that implementation of new pre-paid fare programs, including changes to the U-PASS Program and introduction of ProPASS fare products, be approved as outlined in the report;

AND FURTHER, that fare-free transit for youth aged 13 to 18 years be implemented on local routes 1 through 9 and regional routes 60 and 61, excluding Route 90 service to UBC Okanagan/Kelowna.

Background:

a. Rationale:

The Vernon Regional Transit System (VRT) provides conventional and custom (HandyDART) transit services throughout the City of Vernon, District of Coldstream,

and communities in the Regional District of the North Okanagan, including Lumby and Enderby. Transit service is delivered in partnership with BC Transit and funded through a combination of provincial funding, local property taxes, passenger fares, and advertising revenue. Fare revenue is shared among partners and helps offset transit operating costs, with the remaining costs funded through local taxation and provincial funding.

Local government partners are responsible for setting transit fares. Any changes to fares must be approved by all participating local governments. In fall 2025, local government partners in the VRT requested that a fare review be led by BC Transit. The last fare review was completed in 2018, and a fare review previously planned for 2021 was postponed because of the COVID-19 pandemic. During this time, transit ridership declined and federal funding helped maintain transit service and ridership while limiting fare increases.

As part of ongoing transit system planning and financial management, transit fare reviews are typically undertaken every three to five years in collaboration with BC Transit and local government partners. These reviews consider opportunities to modernize fare products, improve rider experience, support affordability, and maintain the long-term financial sustainability of the transit system. Periodic fare adjustments also help respond to increasing operating costs associated with inflation, service growth, vehicle replacement, technology upgrades, and other operating costs while maintaining a balanced approach between rider fares and public funding.

Compared to many other transit systems, fares within the VRT remain relatively low. The current $2.50 single ride fare is below the national average transit fare of approximately $3.50. Inflation and rising operating costs have also reduced the purchasing value of the current fare over time, meaning the same fare now contributes less toward the cost of operating transit services than it did previously.

At the same time, the VRT has continued to evolve and expand since the last fare review. In 2021, the Province introduced the Get on Board Program, providing no-cost transit access for children aged 12 and under, with local governments receiving provincial funding to offset lost fare revenue.

In December 2024, BC Transit launched the UMO electronic fare system, modernizing fare payment and introducing new fare options, including transitioning from monthly passes to 30-day passes.

Additional transit service investments were approved in 2025 for the VRT. For conventional transit service, approximately 2,600 additional annual service hours and one heavy-duty bus were added to improve reliability and increase service levels. Custom Transit also received an additional 780 annual service hours and one light-duty vehicle to expand service on Sundays and statutory holidays, these service hours went into effect January 4 ,2026.

In May 2026, BC Transit introduced contactless tap-to-pay functionality across the province on the conventional transit system, allowing riders to pay fares on-board using debit and credit cards. This improvement helps make transit more convenient and accessible for occasional riders and visitors who may not use a UMO card or mobile app.

According to BC Transit data, ridership in the VRT has increased by approximately 44% since 2019. This growth reflects population growth, increased investment, and ongoing service improvements. Continued investment in transit, technology, and the customer experience will help support reliable service as the region grows.

Fare Review Process

Under the 2014 Transit Future Plan, the VRT established a target cost recovery rate of 25% of total operating costs. Within BC Transit's 2025/2026 fiscal year, net conventional transit revenues, including passenger fares and on-bus advertising revenue, accounted for approximately 17% cost recovery against total conventional transit operating costs, without adjustments to fare revenue, cost recovery is expected to continue declining over time as operating costs increase.

BC Transit completed a comprehensive fare review for the VRT. The BC Transit Fare Review Report (see: ATTACHMENT 1) provides additional analysis related to fare strategy options, cost recovery, ridership modelling, regional fare comparisons, and financial impacts associated with the proposed fare structure.

Public engagement was not completed specifically for the VRT fare review process. Instead, the review relied on recent public engagement and technical analysis completed through the Kelowna Regional Transit System Fare Review (2024–2025), along with ridership trends and fare modelling completed by BC Transit.

BC Transit evaluated three fare structure scenarios as part of the Fare Review process. Administration is recommending a phased implementation approach intended to balance affordability, ridership impacts, customer experience, and long-term fare revenue recovery.

Proposed Fare Products and Policy Changes

The following sections outline the proposed fare products and fare policy changes for the VRT.

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Recommendation 1: *Replace the Existing Transfer Policy with the DayPASS Program*

The current transfer system within the VRT allows riders to continue a trip within a limited transfer period without paying an additional fare. Under the proposed fare strategy, the existing transfer system would be replaced with an Automatic DayPASS and fare capping approach on Vernon Local Routes.

Under the proposed approach, riders using UMO and tap-to-pay functionality would automatically stop being charged once they reach the daily DayPASS amount and would be able to continue travelling for the remainder of the day at no additional cost. Paper day passes for cash paying passengers still need to be purchased in advance. This approach is intended to simplify the rider experience, improve flexibility for riders making multiple trips in a day, and align the VRT with fare systems already implemented in several BC Transit communities, including Kelowna.

As part of this change, the existing DayPASS product and transfer slips would be discontinued on Vernon Local Routes. Fare capping would not apply to Regional Route 90 service to UBC Okanagan/Kelowna, which would continue under a separate regional fare structure.

Table 1: Proposed DayPASS and Transfer Policy Changes

Fare Product/Policy	Current Policy	Recommended Changes
Transfers	Transfer Slips are provided with a 90 minute transfer window	Replace with DayPASS/ automatic fare capping
Automatic DayPASS	$6 day pass valid on the VRT and Kelowna Regional Transit System available on Umo.	Automatic fare capping on all VRT routes and paper day pass available for cash paying passengers. Regional route 90 is excluded from Automatic DayPASS
10-ride tickets	Available for use on all VRT routes.	Discontinued

Recommendation 2: *Implement A Local and Regional Fare Structure Program*

The proposed fare strategy introduces separate local and regional fare products within the VRT. Under the current fare structure, several fare products provide access across Vernon local routes, Regional Route 90, and neighbouring transit systems at the same price. The proposed approach introduces separate fare products that better reflect the different travel distances, service characteristics, and operating costs associated with local and regional transit services.

The proposed fare structure maintains lower-cost fare products for riders travelling within the Vernon Local Transit System (Table 2) while introducing separate fare products for riders travelling on Regional Route 90 service to UBC Okanagan/Kelowna (Table 3). This approach is intended to improve cost recovery over time while maintaining affordability for local transit users and supporting interoperability with neighbouring transit systems. Corresponding fare adjustments are also proposed for Vernon Custom Transit (HandyDART) services to maintain consistency across the transit system (Table 4).

Attachment 'B'

The proposed fare strategy for the conventional transit system would be implemented through a phased approach over three years to help reduce impacts to riders while gradually aligning fares with neighbouring regional transit systems. Concession fare products would continue to be offered at a discounted rate. Additional details related to phased implementation timing and proposed fare values are outlined below in Table 2,3, and 4 and Attachment 1.

Table 2: Recommended Local Fare Structure (Route 1-9, 60/61)

Fare Product	Current	Phased Fare Change		
		April 2027	April 2028	April 2029
Single Fare	$2.50	$3.00		
DayPASS *Automatic Fare Capping	$6.00	$6.00		
Youth Travel	Free 12 & Under	Free 18 & Under		
30 Day Pass - Adult	$55	$65	$70	$75
30 Day Pass – Concession *Post Secondary and Seniors	$40	$55	$60	$65
Semester Pass (4 month) *Post Secondary Students	$120	$165	$180	$190

Table 3: Recommended Regional Fare Structure (Route 90)

Fare Product	Current	Phased Fare Change	
		April 2027	April 2029
Single Fare	$5.00	$6.00	
Youth Travel	Free 12 & Under	Free 12 & Under	
30 Day Pass - Adult	$55	$80	$90
30 Day Pass – Concession Highschool, Post Secondary and Seniors	$40	$60	$75

Note- *Regional fare products would provide unlimited travel on Vernon and Kelowna transit routes.*

Table 4: Recommended Fare Structure for Vernon Custom Transit System

Fare Product	Current	April 2027
Single Ride	$2.50	$3.00
Tickets (5)	$12.50	$15.00

Recommendation 3: *Confirm interoperability within the Region*

The proposed fare strategy maintains interoperability between the VRT and neighbouring BC Transit systems while introducing separate local and regional fare products. Under the proposed fare structure, local fare products would apply only to Vernon Local Transit services, while regional fare products would continue to support travel between Vernon, UBC Okanagan, and the Kelowna Regional Transit System.

Automatic DayPASS fare capping would apply only to Vernon Local Routes and would not extend to Regional Route 90 service.

Recommendation 4: Implement New Pre-Paid Fare Programs, U-PASS and ProPASS

The proposed fare strategy includes updates to existing pre-paid fare programs and introduces opportunities for additional transit pass partnerships within the VRT.

U-PASS Program

The U-PASS program enables VRT local government partners to work with local post-secondary institutions to offer a discounted transit pass program funded through student fees. Specific participation agreements and program administration details would continue to be managed separately from this fare review process.

Semester Pass

The existing four-month Semester Pass would continue to be available for eligible post-secondary students at a discounted rate relative to the concession 30-day pass. Under the proposed fare structure, the Semester Pass would apply to Vernon Local Transit services only and would not include Regional Route 90 service.

ProPASS Program

The ProPASS program allows employers and organizations with at least five participating employees to offer discounted transit passes through payroll deduction or bulk pass purchases. Participants receive a 15% discount on a 30-day transit pass in exchange for a 12-month commitment.

Recommendation 5: Incentivize Youth Travel

The proposed fare strategy includes fare-free transit for youth aged 18 and under on Vernon Local Transit Routes. Regional Route 90 service would continue under a separate regional fare structure.

The proposed approach is intended to improve access to transportation for youth and encourage transit use from an early age, helping support travel to school, recreation, employment, and community services.

Unlike the Province’s Get on Board Program for children aged 12 and under, which includes provincial funding support, fare-free transit for youth aged 13 to 18 would be funded locally. Additional information regarding the program is provided in the Financial Implications section of this report.

Cost Recovery

Total annual transit-related revenue within the Vernon Regional Transit System is currently estimated at approximately $1.3 million. This includes approximately $519,000 in fare revenue from local transit routes and approximately $186,000 from Regional Route 90 services. The remaining revenue includes funding sources that are not directly impacted by fare changes, including the Provincial Youth 12 and Under Program, BC Bus Pass Program, advertising revenue.

As part of the Fare Review process, BC Transit completed financial modelling to evaluate projected revenue and ridership impacts associated with different fare structure options. The modelling assumed existing external funding programs and advertising revenues remain unchanged and incorporated the proposed fare-free transit program for youth aged 13 to 18 on Vernon Local Transit Routes.

The analysis demonstrated that larger immediate fare increases were associated with greater projected ridership impacts, particularly on Regional Route 90 services. As a result, the recommended phased implementation approach was developed to gradually improve fare revenue recovery while helping to reduce impacts to riders over time.

Table 5 and Table 6 summarize the projected revenue, ridership, and cost recovery impacts associated with the recommended fare strategy. Ridership projections are based on BC Transit's corporate price elasticity model and do not reflect local factors such as population growth or other community-specific variables.

Table 5: Projected Revenue Impacts on Local Routes

Projected Impacts	Current	2027	2028	2029
Revenue		+58, 409 (11%)	+ 16,070 (3%)	+15, 179 (2%)
Ridership		-6,092 (-6%)	-1,108 (-1%)	-995% (-1%)
Cost Recovery	17%	20%	21%	21%

Table 6: Projected Impacts on Regional Routes

Projected Impacts	Current	2027	2029
Revenue		+72,447	+20,162 (8%)
Ridership		-15, 619 (-12%)	-3,104 (-2%)
Cost Recovery	19%	21%	21%

Conclusion:

The proposed fare strategy represents the first comprehensive fare review completed for the Vernon Regional Transit System since 2018. The recommendations introduce updated fare products, regional fare structures, and fare policies that reflect changes to the transit system, fare technology, and travel patterns since the last review.

Administration is recommending approval of the proposed fare strategy and phased implementation beginning April 1, 2027.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

THAT Council receive the memorandum titled Transit Fare Review, dated October 14, 2025.

THAT Council receive the memorandum titled Cost-Benefit Analysis of Free Transit for Youth Aged 13-18, dated April 14, 2025.

c. Council's Strategic Plan Alignment:

☒ Governance & Organizational Excellence	☒ Livability
☐ Recreation, Parks & Natural Areas	☐ Vibrancy
☒ Environmental Leadership	☐ Not Applicable

d. Committee Recommendations:

N/A

Financial Implications:

The proposed fare strategy is projected to improve fare revenue recovery within the Vernon Regional Transit System through phased fare adjustments and updated fare products. BC Transit modelling estimates that the recommended fare structure may improve conventional transit cost recovery from approximately 17% to 21% over three years.

Implementation of fare-free transit for youth aged 13 to 18 on Vernon Local Transit Routes is estimated to reduce annual fare revenue by approximately $85,400 per year. This reduction has been incorporated into the financial modelling associated with the recommended fare strategy and is expected to be offset through increased revenue generated by other fare products within the proposed fare structure. There are some additional staffing and resources required for implementation outside the fare review process to validate and issue free transit passes for youth.

Transit operating costs are shared between local government partners and the Province. Improved fare revenue recovery helps offset future operating cost increases and reduce pressure on local government funding contributions required to maintain transit service levels.

Implementation of the proposed fare products and policies would occur primarily through existing BC Transit fare systems and the UMO electronic fare platform. No significant additional City staffing resources or capital expenditures are anticipated as part of implementation.

Attachment 'B'

Alternatives & Implications:

Council may choose not to proceed with the recommended fare strategy or direct Administration and BC Transit to consider alternative implementation approaches.

Maintaining the current fare structure would limit improvements to fare revenue recovery and may increase future pressure on local government funding contributions as transit operating costs continue to rise.

Communication:

Implementation of the proposed fare strategy would require coordinated communication between BC Transit and participating local government partners within the Vernon Regional Transit System.

BC Transit would lead external communications related to fare changes, fare products, implementation timing, and rider education through its website, transit rider alerts, social media channels, and customer communication materials.

The City of Vernon would support local communication through the City website, social media channels, and other corporate communication platforms as appropriate.

Additional communication and coordination with regional partners, post-secondary institutions, and transit stakeholders would also occur prior to implementation.

Attachments:

Attachment 1: BC Transit Fare Review Report

Reviewed by: Roy Nuriel, Director, City Planning
Approved by: Carey Herd, Chief Administrative Officer









Attachment 'C'

Fare Review Vernon Regional Transit System

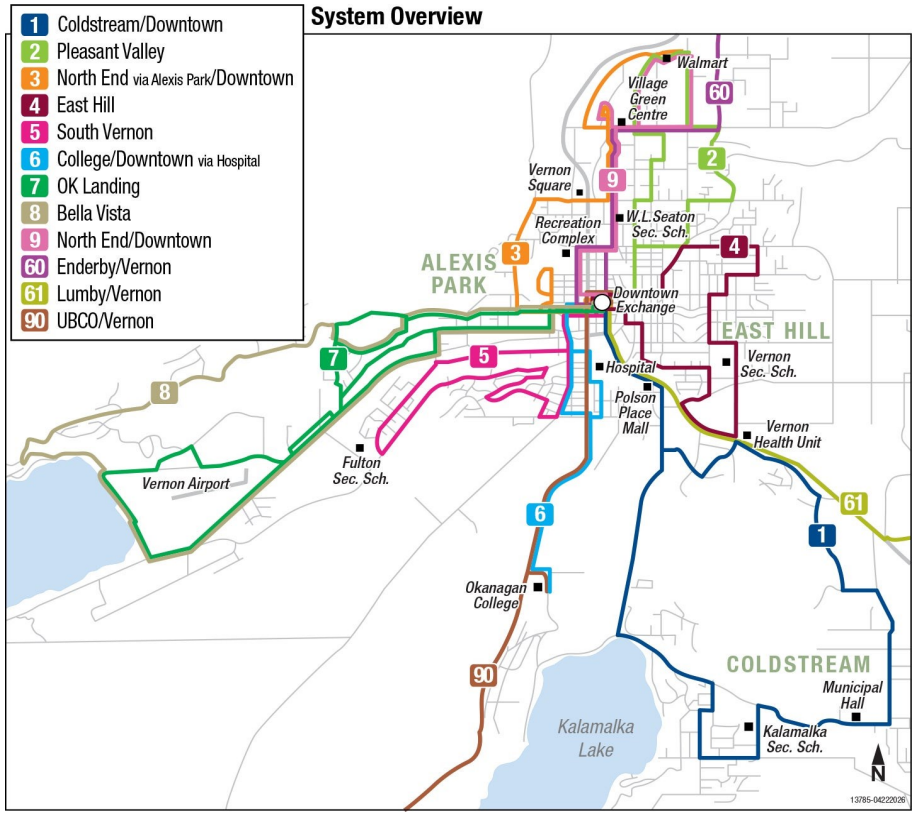
June 17, 2026

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Fare Review Objectives

- Improve cost recovery
- Inflationary adjustments
- Introduce new pre-paid fare programs into the system
- Align with BC Transit Fare Strategy Guidelines
- Increase ease for passengers and boost ridership
- Simplify interoperability between Kelowna and Vernon Fare Products
- Maximize use of Umo
- Evaluate subsidized travel for youth
- Equity considerations

Vernon Regional Transit System Overview



- **Four Service Types**
  - Local Fixed-Route Service (Routes 1-9)
  - Rural Community Bus to Lumby or Enderby (60/61)
  - Regional Route Vernon to UBCO (90)
  - Custom (handyDART)
- **Three Fare Structures**
  - Local Service (Routes 1-9, 60/61)
  - Regional Service (Route 90)
  - Custom (HandyDART)
- **Decision Authority**
  - City of Vernon
  - District of Coldstream
  - Regional District of the North Okanagan

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Attachment 'C'

Vernon Revenue Breakdown 25/26

Vernon Routes 1-9, 60/61, Regional Route 90, and handyDART

Local Fares

Children 12 and under	Free
Single Ride*	$ 2.50
DayPASS**	6.00
10 Rides*	22.50
Adult 30-Day Pass	55.00
Concession 30-Day Pass***	40.00
Semester Pass***	120.00

90 UBCO – Vernon to UBCO

	Cash Fare
Children 12 and under	Free
All Fares	$ 5.00

Vernon Regional 30-Day Pass and DayPASS are accepted on Kelowna Regional Transit buses at no extra cost.

Kelowna U-PASS, ProPASS and 30-Day Pass are accepted on **90 UBCO/Vernon**, but not valid on other Vernon Regional Transit System routes.

BC Bus Passes are valid on the Kelowna Regional and Vernon Regional Transit Systems.

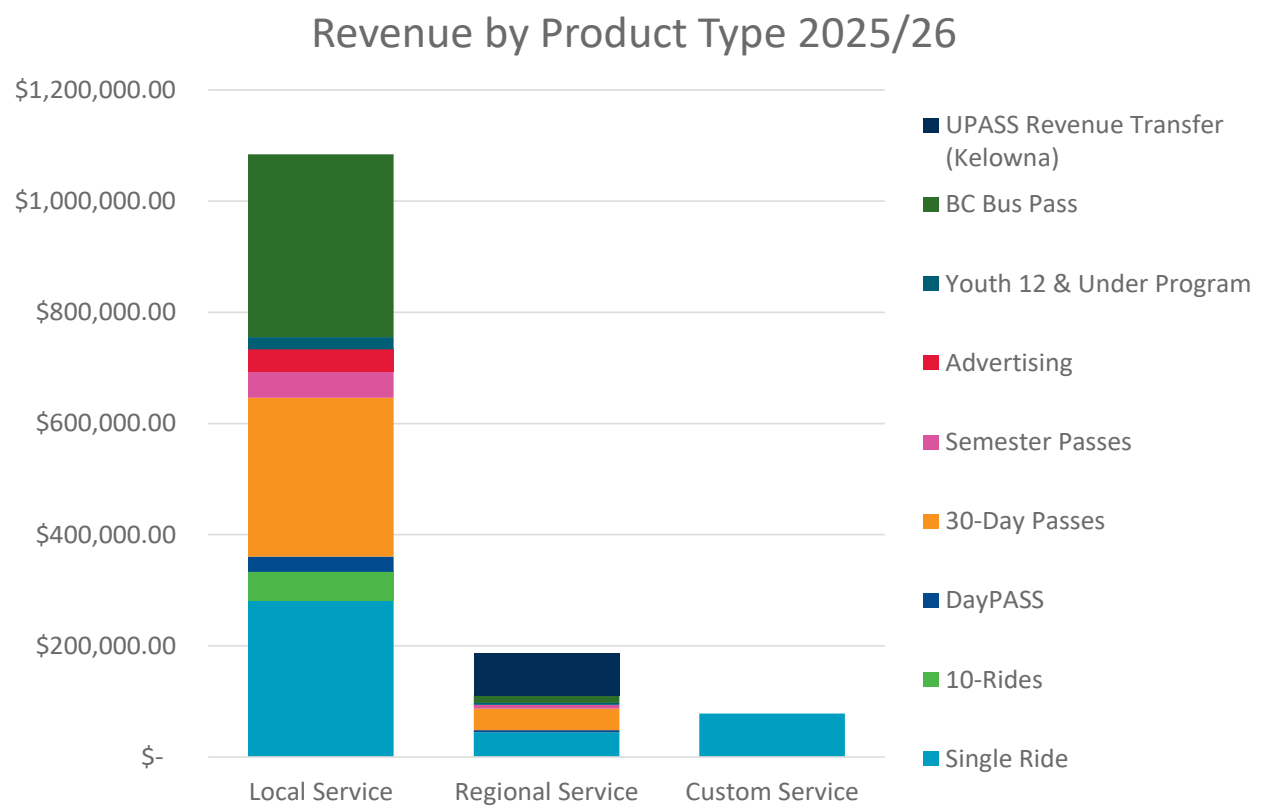
handyDART

One way fare	$ 2.50
Attendant	Free
Tickets (5)	12.50

*Includes one local transfer within 90 minutes. If paying with cash, request a paper transfer from the driver at the start of your very first trip.

**A DayPASS can be pre-purchased for unlimited travel in a single day within the Vernon Regional Transit System and on 90 UBCO/Vernon.

***Concession fare valid for youth aged 13-18, persons 65 and over, and full-time post-secondary students with valid ID.



Total System Revenue (2025/26) = $1.35M

Current Prices for Local Transit Systems

Average Adult Cash Fare in 2023 for 102 Transit Agencies across Canada is **$3.50**

Attachment 'C'

Conventional Transit System	Last Fare Change	Scheduled Hours	Ridership	Single Ride Fare	DayPASS	Adult 30-Day Pass	Concession 30-Day Pass*
Vernon Transit System	**2018**	34,652	671,228	**$2.50**	**$6.00**	**$55**	**$40**
Kelowna Transit System	2025	184,370	6,540,465	$3.00	$6.00	$80	$55
South Okanagan Similkameen (Penticton, BC)	2017	22,939	378,543	$2.25	$4.50	$45	$35
Shuswap Regional Transit (Salmon Arm, BC)	2006	12,949	127,656	$1.50	$3.75	$45	$30
Comox Valley Transit System	2026	38,319	894,167	$2.75	$5.50	$60	$40

*Reduced fare with valid I.D. for persons 65 or over and students to Grade 12. If multiple concession products were available, an average was used

Current Prices for Regional Transit Systems

Transit System	KM Travelled	Single Ride Fare	DayPASS	Adult 30-Day Pass	Concession 30-Day Pass	Dual Zone Pass
Vernon Regional Route 90 Vernon to UBCO	**41**	**$5**	**$6**	**$55**	**$40**	**$55 Adult / $40 Concession** (both Vernon locally and regional route 90)
South Okanagan Similkameen Regional Routes 10, 20, 30, 40, 50	20 -113	$4	$8	$60	$40	$60 Adult / $40 Concession (Includes Local and Regional routes)
Fraser Valley Express Chilliwack to Burnaby	65	$5	-	$100	$85	N/A
Pemberton Valley Pemberton to Whistler	33	$4.50	$12	$95	$75	$130 30-Day (Pemberton Local, Regional, and Whistler Local routes)
Nanaimo Regional Nanaimo to Cowichan Express (NCX)	50	$5	-	$125	-	$175 30-Day (Nanaimo local, Cowichan Valley local, and the Regional route)
Victoria Cowichan to Victoria Express/ Shawinigan Lake to Victoria Express (CVX/SVX)	60	$10	-	$204	-	$246 30-Day (Victoria local, Cowichan Valley local, and the Regional route)

Recommendation 1: Approve Fare Capping Policy (Automatic DayPASS)

Current policy: 90-Minute Transfer

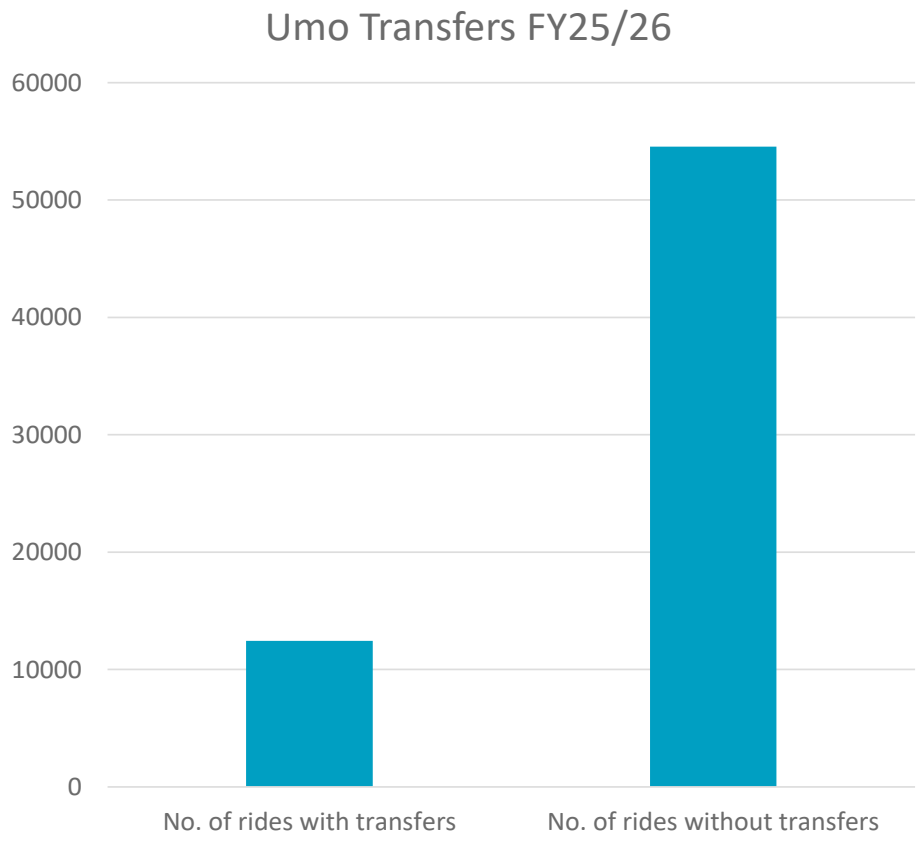
Vernon Transit allows riders to travel on the next connecting bus within 90 minutes of trip departure without an additional fare.

- Cash users receive a paper transfer from driver
- Paper transfer is difficult to validate for drivers
- Umo users have a transfer automatically applied

Proposed policy: Automatic DayPASS

Replacing transfers with automatic DayPASS which allows for unlimited rides all day, for two Single Ride fares

- Provides increased value and ease of use for riders
- Umo utilizes fare capping to automatically apply DayPASS fare for Umo cash balance users
- Riders using cash can purchase a paper DayPASS from their bus driver at the time of boarding
- To allow for fare capping and simplify fare structure 10-Rides and pre-purchased DayPASS product would be phased out



Recommendation 2: Implement a Local and Regional Fare Structure

	Local Fare Structure	Regional Fare Structure
Passes	• New Vernon-only passes that are a more affordable options for local travel (30-Day Passes, Semester Passes)	• Regional passes that work across all Vernon and Kelowna fixed-route services priced in alignment with comparable Regional structures
Transfers	• Unlimited transfers within the local system using local passes or via Automatic DayPASS	• Unlimited transfers within the local system, regional route and Kelowna system using Regional Passes • No transfers with a Regional Single Ride (no change)

BCTransit

Attachment 'C'

Recommendation 2: Approve Option 3 - Phased Fare Change

Routes	Fare Product	Current	Option 1 BCT Guidelines	Option 2 Align with Region	Recommended: Option 3 Phased fare change		
					Fall 2026	April 2028	April 2029
Local (Route 1-9, 60/61)	Single Ride	$2.50	$3.00	$3.00	$3.00	$3.00	$3.00
	DayPASS *Automatic Fare Capping	$6.00	$6.00	$6.00	$6.00	$6.00	$6.00
	10 Rides	$22.50	Discontinued				
	30 Day Pass – Adult	$55	$75	$80	$65	$70	$75
	30 Day Pass – Concession High School, Post-Secondary, and Seniors	$40	$65	$65	$55	$60	$65
	Semester Pass (4 Month) High School and Post-Secondary	$120	$208	$208	$165	$180	$190
	Youth Travel Program	Free 12 & Under	Free 18 & Under				

Attachment 'C'

Recommendation 2: Approve Option 3 - Phased Fare Change

Routes	Fare Product	Current	Option 1 BCT Guidelines	Option 2 Align with Region	Recommended: Option 3 Phased fare change		
					Fall 2026	April 2028	April 2029
Regional *Includes all-access travel on all Vernon and Kelowna routes	**Single Ride**	$5.00	$6.00	$6.00	$6.00	$6.00	$6.00
	DayPASS	$6.00	Discontinued				
	30 Day Pass – Adult	$55	$120	$80	$80	$80	$90
	30 Day Pass – Concession High School, Post-Secondary, and Seniors	$40 27% discount	$100	$65	$65	$65	$75
	Youth Travel	Free 12 & Under	Free 12 & Under				

Recommendation 2: Custom Transit Fares Align with Conventional

Routes	Fare Product	Current	Fall 2026
Custom (handyDART)	Single Ride	$2.50	$3.00
	Tickets (5)	$12.50	$15.00

Attachment 'C'

Recommendation 3: Interoperability within the Region

Vernon Fare Products	Valid on Vernon Local Routes 1-9, 60, 61	Valid on Regional Vernon – Kelowna Route 90	Valid on Kelowna Local Routes
DayPASS – Fare Capped & Paper DayPASS	✅	-	-
30-Day Pass (Adult and Concession) (Regional Pass)	✅	✅	✅

Kelowna Fare Products	Valid on Vernon Local Routes 1-9, 60, 61	Valid on Regional Vernon – Kelowna Route 90	Valid on Kelowna Local Routes
DayPASS – Fare Capped & Paper DayPASS	-	-	✅
30-Day Pass (Adult and Concession) (Regional Pass)	✅	✅	✅

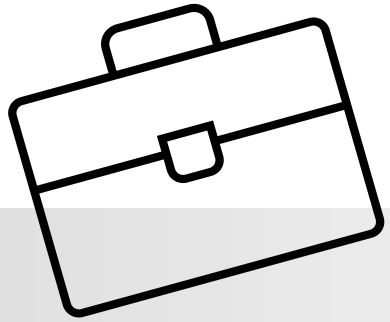
Recommendation 4: New Pre-Paid Fare Programs - ProPASS

- **ProPASS**
  - **Annual program** available to employees through employer facilitated payroll deductions
  - To qualify employers must have at least five employees willing to enroll for a one-year period.

- **Recommended pricing**: Adult Pass Rate less 15 per cent

Enrolled employees receive unlimited travel in their local transit system at a discounted rate, to further incentivize transit usage

Employers reduce parking demands and costs, demonstrate action on climate, and improve recruitment and retention



BCTransit

Recommendation 4: New Pre-Paid Fare Programs - UPASS



Attachment 'C'

- **U-PASS**
  - Discounted transit pass program available for students at partnering post-secondary institutions for unlimited access to travel on all Vernon Transit services during their enrolled term.
  - The fee for a U-PASS is included in a student's tuition payment.

- **Recommended pricing**: 120 Day Semester Pass priced at a 30-Day Adult Pass Rate

- **Note:** Requires further agreements with Post Secondary Institutions

Enrolled students receive unlimited travel in their local transit system at a discounted rate, to further incentivize transit usage and build future transit riders

Transit System receives guaranteed income as most students will be enrolled

BCTransit

Incentivizing Youth Travel

- Youth 18 and Under Ride Free on all Vernon Local routes
- 30-Day Pass available with 15% Discount for Post-Secondary Students
- 4-Month Semester Pass available with additional 25% discount for Post-Secondary Students

- Impact analysis:
  - Estimated Revenue Loss: - $85.4K
  - Estimated Ridership Gain: + 11.5K
  - Impact to Cost Recovery: -1%
  - Service Impact: Minimal



Vernon Matters file photo

POTENTIAL FREE TRANSIT FOR YOUTH PILOT By Liam Verster

Vernon moving ahead with exploring free transit for youth

Oct 14, 2025 | 4:34 PM

BCTransit

Attachment 'C'

Financial Impact

Fare Structure	Projected Annual Impact	Current	Year 1	Year 2	Year 3
Local Fare Structure (Route 1-9, 60/61)	**Impact to Fare Revenue**	-	+ $58,000 (11%)	+ $16,000 (3%)	+ $15,000 (2%)
	Total Projected Revenue	-	$1,184,000	$1,198,000	$1,230,000
	Cost Recovery	**17%**	**20%**	**21%**	**21%**
	Ridership Projections		-31,752 (-6%)	-3,655 (-1%)	-3,282 (-1%)
Regional Structure *Includes all-access travel on all Vernon and Kelowna routes	**Impact to Fare Revenue**	-	+ $72,000 (39%)	-	+ $20,000 (8%)
	Total Projected Revenue	-	$213,000	$215,000	$219,000
	Cost Recovery	**19%**	**21%**	**21%**	**21%**
	Ridership Projections		-15,619 (-12%)	-	-3,104 (-2%)
Custom HandyDART	**Impact to Fare Revenue**	-	+ $15,600 (16%)	-	-
	Total Projected Revenue	-	$93,600	$93,600	$93,600
	Cost Recovery	**5%**	**6%**	**6%**	**6%**

Projected Annual Impact Share	Year 1	Year 2	Year 3
City of Vernon	+ $72,000	+ $11,300	+ $28,600
Regional District of North Okanagan	+ $44,000	+ $1,700	+ $4,300
District of Coldstream	+ $4,000	+ $600	+ $1,600

Summary of Changes and Policy Recommendations

01

Replace the existing transfer policy with the Automatic DayPASS system

02

Implement a Local and Regional Fare Structure

03

Align interoperability within the Region

04

Implement New Pre-Paid Fare Programs

BCTransit

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3053 & 3057**
FROM:	**Corporate Services & Finance**	**Date:**	**June 17, 2026**
SUBJECT:	**Electoral Areas "B" & "C" Parks Development Cost Charge Bylaw No. 3053, 2025 and Electoral Areas "B" and "C" Amenity Cost Charge Bylaw No. 3057, 2025**		

RECOMMENDATION 1:

That Electoral Areas "B" & "C" Parks Development Cost Charge Bylaw No. 3053, 2025 be Adopted.

RECOMMENDATION 2:

That Electoral Areas "B" & "C" Amenity Cost Charge Bylaw No. 3057, 2025 be Adopted.

SUMMARY:

This report provides background information to support the implementation of a new Electoral Areas "B" and "C" Parks Development Cost Charge (DCC) Bylaw and a new Electoral Areas "B" and "C" Amenity Cost Charge Bylaw.

At the November 19, 2025 meeting of the Board of Directors, the following resolutions were passed:

> *That Electoral Areas "B" & "C" Parks Development Cost Charge Bylaw No. 3053, 2025 be given First Reading and that staff proceed with public and stakeholder consultation.*
>
> *That Electoral Areas "B" & "C" Amenity Cost Charge Bylaw No. 3057, 2025 be given First Reading and that staff proceed with public and stakeholder consultation.*

Stakeholder consultation was completed in early December 2025 and Bylaw Nos. 3053 and 3057 were given Second and Third Readings on April 15, 2026. DCC Bylaw No. 3053 was sent to the Inspector of Municipalities for approval on April 21, 2026 and approval was received on May 5, 2026.

BACKGROUND:

Prior to the restructuring of the Greater Vernon Parks, Recreation, and Culture (GVPRC) Service, a single Parks DCC rate was levied for all development in Greater Vernon (Electoral Areas "B" and "C", Coldstream and Vernon), authorized by *Greater Vernon Parks Recreation and Culture Service Development Cost Charge Bylaw No. 2279, 2007*. Through the restructuring process, the scope of the regional parks service was reduced to trails and natural spaces only, and Bylaw No. 2279 was repealed and replaced by *Greater Vernon Trails and Natural Space Development Cost Charge Bylaw No. 2789, 2018*. The City of Vernon and District of Coldstream implemented their own Parks DCC bylaws at the same time. This Parks DCC bylaw reflects a similar process to implement a new Parks DCC for local parks in Electoral Areas "B" and "C".

The rates in the proposed DCC bylaw are based on projects arising from the 2019 Electoral Areas "B" and "C" Parks Master Plan. Table 1 provides a summary of the proposed DCC rates and compares them to the current (Greater Vernon) DCC rates and historic DCC rates prior to restructuring.

If the proposed bylaw is adopted, new development in Electoral Areas "B" and "C" would pay the Greater Vernon Trails & Natural Space DCC (Bylaw No. 2789), as well as the local Parks DCC (Bylaw No. 3053) similar to Parks DCCs levied in Vernon and Coldstream.

Table 1: Summary of historic GVPRC Parks DCC rates, current Greater Vernon Trails & Natural Space DCC rates, and Proposed Electoral Area B&C Parks DCC rates.

Land Use Category	Historic GVPRC Parks DCC (B. 2279) Repealed by B. 2789	Current GV Trails & Natural Space DCC (B. 2789)*	Proposed EA B&C Parks DCC (B. 3053)
Single Family Residential	$3,644 per unit/lot	$1,577 per unit/lot	$ 2,746 per unit/lot
Multi-Family Residential	$3,644 per unit/lot	$1,126 per unit	$ 1,785 per unit
Commercial	--	$2.53 per m^2	$ 6.59 per m^2
Industrial	--	$2.53 per m^2	$ 6.59 per m^2
Institutional	--	$2.53 per m^2	$ 6.59 per m^2

*The Greater Vernon Trails & Natural Space DCC Bylaw No. 2789 also includes an additional land use category of $563 per unit for Congregate Care. Bylaw 3053 does not include this category.

The rates in the proposed ACC bylaw were informed by consulting the Electoral Areas "B" and "C" Official Community Plan (2014) and other planning documents. Table 2 provides a summary of the proposed ACC rates.

Table 2: Summary of proposed ACC Rates.

Land Use Category	Proposed EA B&C ACC (B. 3057)
Single Family Residential	$ 698 per parcel/lot/unit
Multi-Family Residential	$ 453 per unit
Commercial	$ 1.67 per m^2
Industrial	$ 1.67 per m^2
Institutional	$ 1.67 per m^2

DCC Program Costs

The total Electoral Areas "B" and "C" Parks DCC Program is $4,062,000 over 20 years, with the portion recoverable from DCCs on new development equal to $3,897,630.

ACC Program Costs

The total Electoral Areas "B" and "C" ACC Program is $2,000,000 over 20 years, with the portion recoverable from ACCs on new development equal to $990,000.

ATTACHMENTS:

Attachment "A" – Electoral Areas "B" and "C" Parks Development Cost Charge Bylaw No. 3053, 2025
Attachment "B" – Statutory Approval for Bylaw No. 3053, 2025
Attachment "C" – Electoral Areas "B" and "C" Amenity Cost Charge Bylaw No. 3057, 2025

Submitted by:

Ashley Bevan
Corporate Officer

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment "A".

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW NO. 3053

A bylaw to impose Development Cost Charges for providing and improving park land within Electoral Areas “B” and “C”

WHEREAS pursuant to the *Local Government Act,* the Board may, by bylaw, impose development cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing and improving park land, in order to serve directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *Electoral Areas “B” and “C” Community Parks Service Conversion and Service Establishment Bylaw No. 1655, 2000* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has taken into consideration the matters set out in section 564(4)(a) through (d) of the *Local Government Act* and, in relation to the matters in section 564(4)(e) through (f), and has determined that the charges set within this Bylaw:

i. are not excessive in relation to the capital cost of prevailing standards of service;
ii. will not deter development;
iii. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
iv. will not discourage development designed to result in a low environmental impact.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as ***“Electoral Areas “B” and “C” Parks Development Cost Charge Bylaw No. 3053, 2025”***.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.

2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedule "A" is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential, and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

Parcel means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that includes Electoral Areas “B” and “C” of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. DEVELOPMENT COST CHARGES PAYABLE

1. Every person who obtains:
    a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
    b. a building permit authorizing the construction, alteration, or extension of a building or structure;

   within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable development cost charges as set out in Schedule "A" hereto.

2. Pursuant to Section 561 (6) of the *Local Government Act* development cost charges are payable relation to a Development authorized by building permit that authorizes the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units.

3. For clarity, the amount of development cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
    a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
    b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
    c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
    d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
    e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;

f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.

4. Where a type of Development is not specifically identified on Schedule "A", the amount of development cost charges to be paid to the Regional District shall be equal to the development cost charges that would have been payable for the most comparable type of Development.

5. The amount of development cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

G. DEVELOPMENT COST CHARGES NOT PAYABLE

1. Development Cost Charges are not payable where:
   a. a building permit authorizing the construction, alteration or extension of a building or structure that is, or will be, exempt from taxation as a place of public worship;
   b. a building permit authorizing construction, alteration, or extension of a building or structure where the value of the work authorized by the building permit does not exceed $50,000;
   c. a building permit authorizing the construction, alteration, or extension of self-contained Dwelling Units in a building where each unit is no larger than 29m^2 and each unit is to be put to no other use other than residential use; or
   d. a building permit authorizing the construction, alteration, or extension of a building for Not-for-Profit Rental Housing.

2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
   a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
Approved by the Inspector of Municipalities	this	5th	day of	May, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
Electoral Areas "B" and "C" Parks Development Cost Charge Bylaw No. 3053, 2025

Land Use Category	**Parks Development Cost Charge**
Single Detached Residential	$2,746 per parcel/lot/unit
Multiple Unit Residential	$1,785 per unit
Commercial	$6.59 per sq.m.
Industrial	$6.59 per sq.m.
Institutional	$6.59 per sq.m.

Attachment "B"

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 560

of the Local Government Act

I hereby approve Bylaw No. 3053

of the Regional District of North Okanagan ***,***

a copy of which is attached hereto.

Dated this 5th day

of **May** ***, 2026***



Deputy Inspector of Municipalities

Attachment "C"

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3057

A bylaw to impose Amenity Cost Charges within Electoral Areas “B” and “C”

WHEREAS pursuant to the *Local Government Act* the Board may, by bylaw, impose amenity cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing, constructing, altering, or expanding a facility or feature (amenity) that provides social, cultural, heritage, recreational or environmental benefits to a community and service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *Electoral Areas “B” and “C” Community Parks Service Conversion and Service Establishment Bylaw No. 1655, 2000* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has considered the charges imposed by this Bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, expected increases in population growth of residents and workers, the Financial Plan, and how development designed to result in a low environmental impact may affect the capital costs of facilities or features.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as **“*Electoral Areas “B” and “C” Amenity Cost Charge Bylaw No. 3057, 2025”***.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.

2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedules "A" and “B” are attached to and form part of this Bylaw and are enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

Parcel means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that includes Electoral Areas “B” and “C” of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. AMENITY COST CHARGES PAYABLE

1. Every person who obtains:
    a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
    b. a building permit authorizing the construction, alteration, or extension of a building or structure;

    within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable amenity cost charges as set out in Schedule "A", for the purpose of providing funds to assist the Regional District in paying the capital costs of providing, constructing, altering or expanding the amenities set out in Schedule “B” of this Bylaw.

2. For clarity, the amount of amenity cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
    a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
    b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
    c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
    d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
    e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;
    f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.

3. Where a type of Development is not specifically identified on Schedule "A", the amount of amenity cost charges to be paid to the Regional District shall be equal to the amenity cost charges that would have been payable for the most comparable type of Development.

4. The amount of amenity cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

G. AMENITY COST CHARGES NOT PAYABLE

1. Amenity Cost Charges are not payable where:
   a. an amenity cost charge has previously been paid for the same Development, unless, as a result of further Development, new capital cost burdens will be imposed on the Regional District;
   b. the Development falls within any class of affordable housing prescribed by regulation under the *Local Government Act*; or
   c. the *Local Government Act* or any other regulations provide that no amenity cost charge is payable.

2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
   a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
Electoral Areas "B" and "C" Amenity Cost Charge Bylaw No. 3057, 2025

Land Use Category	**Amenity Cost Charge**
Single Detached Residential	$698 per parcel/lot/unit
Multiple Unit Residential	$453 per unit
Commercial	$1.67 per sq.m.
Industrial	$1.67 per sq.m.
Institutional	$1.67 per sq.m.

SCHEDULE “B”

Attached to and forming part of
Electoral Areas “B” and “C” Amenity Cost Charge Bylaw No. 3057, 2025

List of Amenities:

- Community Hall

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3054 & 3058**
FROM:	**Corporate Services & Finance**	**Date:**	**June 17, 2026**
SUBJECT:	**White Valley Parks Development Cost Charge Bylaw No. 3054, 2025 and White Valley Amenity Cost Charge Bylaw No. 3058, 2025**		

RECOMMENDATION 1:

That White Valley Parks Development Cost Charge Bylaw No. 3054, 2025 be Adopted.

RECOMMENDATION 2:

That White Valley Amenity Cost Charge Bylaw No. 3058, 2025 be Adopted.

SUMMARY:

This report provides background information to support the implementation of a new White Valley Parks Development Cost Charge (DCC) Bylaw and a new White Valley Amenity Cost Charge (ACC) Bylaw.

At the November 19, 2025 meeting of the Board of Directors, the following resolutions were passed:

> *That White Valley Parks Development Cost Charge Bylaw No. 3054, 2025 be given First Reading and that staff proceed with public and stakeholder consultation.*
>
> *That White Valley Amenity Cost Charge Bylaw No. 3058, 2025 be given First Reading and that staff proceed with public and stakeholder consultation.*

Stakeholder consultation was completed in early December 2025 and Bylaw Nos. 3054 and 3058 were given Second and Third Readings on April 15, 2026. DCC Bylaw No. 3054 was sent to the Inspector of Municipalities for approval on April 21, 2026 and approval was received on May 5, 2026.

BACKGROUND:

This report provides background information to support the implementation of a new White Valley Parks Development Cost Charge (DCC) Bylaw and a new White Valley Amenity Cost Charge (ACC) Bylaw. The proposed Park DCC bylaw will be the first change in rates since the original *White Valley Parks and Recreation District Development Cost Charge Bylaw No. 1390, 1996* was adopted in 1997.

The new Parks DCC bylaw (B. 3054) repeals and replaces the existing Parks DCC bylaw (B. 1390).

The rates in the proposed DCC bylaw are based on projects arising from the White Valley Parks and Recreation Master Plan (2023-2033). Table 1 provides a summary of the proposed DCC rates and compares them to the current rates.

Table 1: Summary of current and proposed White Valley Parks DCC Rates

Land Use Category	Current Parks DCC (B. 1390, 1996)	Proposed Parks DCC (B. 3054, 2025)
Single Family Residential	$500 per unit/lot	$ 959 per parcel/lot/unit
Multi-Family Residential	$500 per unit/lot	$ 624 per unit
Commercial	--	$ 2.30 per m^2
Industrial	--	$ 2.30 per m^2
Institutional	--	$ 2.30 per m^2

The rates in the proposed ACC bylaw were informed by consulting the Electoral Areas “D” and “E” Official Community Plan (2011), Village of Lumby Official Community Plan (2014), and the White Valley Parks and Recreation Master Plan (2023-2033), to determine eligible projects related to growth. Table 2 provides a summary of the proposed ACC rates.

Table 2: Summary of proposed White Valley ACC Rates

Land Use Category	Proposed ACC (B. 3058, 2025)
Single Family Residential	$ 936 per parcel/lot/unit
Multi-Family Residential	$ 608 per unit
Commercial	$ 2.25 per m^2
Industrial	$ 2.25 per m^2
Institutional	$ 2.25 per m^2

DCC Program Costs and Reserve Balance

The total White Valley Parks DCC Program is $1,842,000 over 20 years, with the portion recoverable from DCCs on new development equal to $1,699,830.

The balance of the existing White Valley DCC reserve was $380,106 as of December 31, 2024. The existing DCC reserve balance has been taken into account in the DCC rate calculations.

ACC Program Costs

The total White Valley Parks ACC Program is $1,300,000 over 20 years, with the portion recoverable from ACCs on new development equal to $1,287,000.

ATTACHMENTS:

Attachment "A" – White Valley Parks Development Cost Charge Bylaw No. 3054, 2025
Attachment "B" – Statutory Approval for Bylaw No. 3054, 2025
Attachment "C" – White Valley Amenity Cost Charge Bylaw No. 3058, 2025

Submitted by:

Ashley Bevan
Corporate Officer

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment "A".

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3054

A bylaw to impose Development Cost Charges for providing and improving park land within the White Valley Parks, Recreation and Culture service area

WHEREAS pursuant to the *Local Government Act* the Board may, by bylaw, impose development cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing and improving park land, in order to serve directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *White Valley Parks and Recreation and Culture Service Conversion and Service Establishment Bylaw No. 1652, 2000* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has taken into consideration the matters set out in section 564(4)(a) through (d) of the *Local Government Act* and, in relation to the matters in section 564(4)(e) through (f), and has determined that the charges set within this Bylaw:

i. are not excessive in relation to the capital cost of prevailing standards of service;
ii. will not deter development;
iii. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
iv. will not discourage development designed to result in a low environmental impact.

AND WHEREAS Member Municipalities collect the development cost charges imposed under this Bylaw and remit them to the RDNO where applicable.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as ***"White Valley Parks Development Cost Charge Bylaw No. 3054, 2025"***.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.

2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedule "A" is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

Parcel means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that comprises the White Valley Parks, Recreation and Culture Service, including the Village of Lumby and Electoral Areas “D” and “E” of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. DEVELOPMENT COST CHARGES PAYABLE

1. Every person who obtains:
    a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
    b. a building permit authorizing the construction, alteration, or extension of a building or structure;

   within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable development cost charges as set out in Schedule "A" hereto.

2. Pursuant to Section 561 (6) of the *Local Government Act* development cost charges are payable relation to a Development authorized by building permit that authorizes the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units.

3. For clarity, the amount of development cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
    a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
    b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
    c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
    d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
    e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;

f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.

4. Where a type of Development is not specifically identified on Schedule "A", the amount of development cost charges to be paid to the Regional District shall be equal to the development cost charges that would have been payable for the most comparable type of Development.

5. The amount of development cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

G. DEVELOPMENT COST CHARGES NOT PAYABLE

1. Development Cost Charges are not payable where:
   a. a building permit authorizing the construction, alteration or extension of a building or structure that is, or will be, exempt from taxation as a place of public worship;
   b. a building permit authorizing construction, alteration, or extension of a building or structure where the value of the work authorized by the building permit does not exceed $50,000;
   c. a building permit authorizing the construction, alteration, or extension of self-contained Dwelling Units in a building where each unit is no larger than 29m^2 and each unit is to be put to no other use other than residential use; or
   d. a building permit authorizing the construction, alteration, or extension of a building for Not-for-Profit Rental Housing.

2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
   a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

H. REPEAL

White Valley Parks and Recreation District Service Development Cost Charge Bylaw No. 1390, 1996 and all amendments are hereby repealed.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
Approved by the Inspector of Municipalities	this	5th	day of	May, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
White Valley Parks Development Cost Charge Bylaw No. 3054, 2025

Land Use Category	**Parks Development Cost Charge**
Single Detached Residential	$959 per parcel/lot/unit
Multiple Unit Residential	$624 per unit
Commercial	$2.30 per sq.m.
Industrial	$2.30 per sq.m.
Institutional	$2.30 per sq.m.

Attachment "B"

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 560

of the Local Government Act

I hereby approve Bylaw No. 3054

of the Regional District of North Okanagan ,

a copy of which is attached hereto.

Dated this 5th day

of **May** ***, 2026***



Deputy Inspector of Municipalities

Attachment "C"

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3058

A bylaw to impose Amenity Cost Charges within the White Valley Parks, Recreation and Culture service area

WHEREAS pursuant to the *Local Government Act* the Board may, by bylaw, impose amenity cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing, constructing, altering, or expanding a facility or feature (amenity) that provides social, cultural, heritage, recreational or environmental benefits to a community and service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *White Valley Parks and Recreation and Culture Service Conversion and Service Establishment Bylaw No. 1652, 2000* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has considered the charges imposed by this Bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, expected increases in population growth of residents and workers, the Financial Plan, and how development designed to result in a low environmental impact may affect the capital costs of facilities or features;

AND WHEREAS Member Municipalities collect the amenity cost charges imposed under this Bylaw and remit them to the Regional District where applicable.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as ***"White Valley Amenity Cost Charge Bylaw No. 3058, 2025"***.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.

2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedules "A" and “B” are attached to and form part of this Bylaw and are enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

Parcel means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that includes the White Valley Parks, Recreation and Culture Service, including the Village of Lumby and Electoral Area “D” and Electoral Area “E” of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. AMENITY COST CHARGES PAYABLE

1. Every person who obtains:
    a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
    b. a building permit authorizing the construction, alteration, or extension of a building or structure;

    within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable amenity cost charges as set out in Schedule "A", for the purpose of providing funds to assist the Regional District in paying the capital costs of providing, constructing, altering or expanding the amenities set out in Schedule “B” of this Bylaw.

2. For clarity, the amount of amenity cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
    a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
    b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
    c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
    d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
    e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;
    f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.

3. Where a type of Development is not specifically identified on Schedule "A", the amount of amenity cost charges to be paid to the Regional District shall be equal to the amenity cost charges that would have been payable for the most comparable type of Development.

4. The amount of amenity cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

G. AMENITY COST CHARGES NOT PAYABLE

1. Amenity Cost Charges are not payable where:
   a. an amenity cost charge has previously been paid for the same Development, unless, as a result of further Development, new capital cost burdens will be imposed on the Regional District;
   b. the Development falls within any class of affordable housing prescribed by regulation under the *Local Government Act*; or
   c. the *Local Government Act* or any other regulations provide that no amenity cost charge is payable.

2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
   a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
White Valley Amenity Cost Charge Bylaw No. 3058, 2025

Land Use Category	**Amenity Cost Charge**
Single Detached Residential	$936 per parcel/lot/unit
Multiple Unit Residential	$608 per unit
Commercial	$2.25 per sq.m.
Industrial	$2.25 per sq.m.
Institutional	$2.25 per sq.m.

SCHEDULE “B”

Attached to and forming part of
White Valley Amenity Cost Charge Bylaw No. 3058, 2025

List of Amenities:

- Pickleball courts (2)
- Basketball court (1)
- Community Centre addition

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3055**
FROM:	**Corporate Services & Finance**	**Date:**	**June 17, 2026**

SUBJECT: Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025

RECOMMENDATION:

That Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025 be Adopted.

SUMMARY:

This report provides background information to support the implementation of a new Electoral Area "F" Parks Development Cost Charge (DCC) Bylaw.

At the November 19, 2025 meeting of the Board of Directors, the following resolution was passed:

> *That Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025 be given First Reading and that staff proceed with public and stakeholder consultation.*

Stakeholder consultation was completed in early December 2025 and Bylaw No. 3055 was given Second and Third Readings on April 15, 2026. DCC Bylaw No. 3055 was sent to the Inspector of Municipalities for approval on April 21, 2026 and approval was received on May 5, 2026.

The new Electoral Area "F" Parks DCC will be levied in addition to the existing Fortune Parks, Recreation and Culture Service DCCs, which were last updated in 2013. Fortune Parks is a subregional function under the *Fortune Parks, Recreation and Culture Service Conversion and Service Establishment Bylaw No. 1650, 2000* involving the City of Enderby and Electoral Area "F" as participants. While the RDNO originally contemplated undertaking an update of the Fortune Parks DCC, as well as considering a new Electoral Area "F" Amenity Cost Charge (ACC), after further review and consultation, the RDNO has decided not to pursue any further revisions at this time, other than the Electoral Area "F" Parks DCC.

It is anticipated that a new Fortune Parks ACC bylaw will be developed jointly with the City of Enderby and the new Fortune Parks ACC bylaw will repeal and replace the existing Fortune Parks DCC bylaw.

BACKGROUND:

This report provides background information to support the implementation of a new Electoral Area "F" Parks Development Cost Charge (DCC) Bylaw. The rates in the proposed bylaw are based on projects arising from the Electoral Area "F" Parks and Culture Master Plan (2023-2033). The proposed bylaw will be applicable to new development in Electoral "F" only.

The existing *Fortune Parks, Recreation and Culture Service Development Cost Charge Bylaw No. 2598, 2013* will continue to be applicable to new development in the City of Enderby and Electoral Area "F". Staff are working with the City of Enderby on a plan to replace the Fortune Parks DCC bylaw with a new Fortune Parks ACC bylaw.

The Fortune Parks, Recreation and Culture Service was originally established in 2000 and is a subregional service that includes Electoral Area "F" and the City of Enderby as participants. In 2018, the service was restructured to reduce the scope of shared services and to create a new local parks service for Electoral Area "F" – the new Electoral Area "F" Parks and Culture Service.

Table 1 provides a summary of the proposed DCC rates for Electoral Area "F" and compares them to the current rates. New development in Electoral Area "F" will pay both DCCs.

Table 1: Summary of current and proposed Parks DCC Rates

Land Use Category	Current Shared Fortune Parks DCC (B. 2598, 2013)	Proposed new Electoral Area "F" Parks DCC (B. 3055, 2025)
Single Family Residential	$910 per unit/lot	$1,157 per parcel/lot/unit
Multi-family Residential	$910 per unit	$ 752 per unit
Commercial	--	$ 2.78 per m^2
Industrial	--	$ 2.78 per m^2
Institutional	--	$ 2.78 per m^2

Proposed Electoral Area "F" Parks DCC Bylaw

The total Electoral Area "F" Parks DCC Program is $1,153,000 over 20 years, with the portion recoverable from DCCs on new development equal to $1,017,720.

There is no existing reserve balance as this will be a new Parks DCC, only covering projects in Electoral Area "F".

ATTACHMENTS:

Attachment "A" – Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025
Attachment "B" – Statutory Approval for Bylaw No. 3055, 2025

Submitted by:

Ashley Bevan
Corporate Officer

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment "A"

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW NO. 3055

A bylaw to impose Development Cost Charges for providing and improving park land within Electoral Area "F"

WHEREAS pursuant to the *Local Government Act* the Board may, by bylaw, impose development cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing and improving park land, in order to serve directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *Electoral Area 'F' Parks and Culture Service Establishment Bylaw No. 2790, 2018* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has taken into consideration the matters set out in section 564(4)(a) through (d) of the *Local Government Act* and, in relation to the matters in section 564(4)(e) through (f), and has determined that the charges set within this Bylaw:

i. are not excessive in relation to the capital cost of prevailing standards of service;
ii. will not deter development;
iii. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
iv. will not discourage development designed to result in a low environmental impact.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as ***"Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025"***.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.

2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedule "A" is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

Parcel means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that includes Electoral Area “F” of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. DEVELOPMENT COST CHARGES PAYABLE

1. Every person who obtains:
    a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
    b. a building permit authorizing the construction, alteration, or extension of a building or structure;

    within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable development cost charges as set out in Schedule "A" hereto.

2. Pursuant to Section 561 (6) of the *Local Government Act* development cost charges are payable relation to a Development authorized by building permit that authorizes the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units.

3. For clarity, the amount of development cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
    a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
    b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
    c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
    d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
    e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;

f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.

4. Where a type of Development is not specifically identified on Schedule "A", the amount of development cost charges to be paid to the Regional District shall be equal to the development cost charges that would have been payable for the most comparable type of Development.

5. The amount of development cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

G. DEVELOPMENT COST CHARGES NOT PAYABLE

1. Development Cost Charges are not payable where:
   a. a building permit authorizing the construction, alteration or extension of a building or structure that is, or will be, exempt from taxation as a place of public worship;
   b. a building permit authorizing construction, alteration, or extension of a building or structure where the value of the work authorized by the building permit does not exceed $50,000;
   c. a building permit authorizing the construction, alteration, or extension of self-contained Dwelling Units in a building where each unit is no larger than 29m^2 and each unit is to be put to no other use other than residential use; or
   d. a building permit authorizing the construction, alteration, or extension of a building for Not-for-Profit Rental Housing.

2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
   a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
Approved by the Inspector of Municipalities	this	5th	day of	May, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
Electoral Area "F" Parks Development Cost Charge Bylaw No. 3055, 2025

Land Use Category	**Parks Development Cost Charge**
Single Detached Residential	$1,157 per parcel/lot/unit
Multiple Unit Residential	$752 per unit
Commercial	$2.78 per sq.m.
Industrial	$2.78 per sq.m.
Institutional	$2.78 per sq.m.

Attachment "B"

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 560

of the Local Government Act

I hereby approve Bylaw No. 3055

of the Regional District of North Okanagan ,

a copy of which is attached hereto.

Dated this 5th day

of **May** ***, 2026***



Deputy Inspector of Municipalities

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3061**
FROM:	**Corporate Services**	**Date:**	**June 17, 2026**
SUBJECT:	**Greater Vernon Regional Water Supply Local Service Establishment Amendment Bylaw No. 3061, 2026**		

RECOMMENDATION:

That Third Reading of Greater Vernon Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No. 3061, 2026, be rescinded; and further,

That Bylaw No. 3061, 2026 be given Third Reading, as amended; and further,

That Bylaw No. 3061, 2026 be forwarded for Consent of the Participants; and further,

That once Consent of the Participants is received, Bylaw No. 3061, 2026 be forwarded to the Inspector of Municipalities for approval.

SUMMARY:

Bylaw No. 3061 was given Three Readings on March 18, 2026, consent by the participants was provided by April 13, 2026, and the bylaw was sent to the Province for approval on April 16, 2026. After discussions with staff at the Province, they have recommended that Electoral Area "D" and Spallumcheen be removed from the "service area", as the utility can still provide service by agreement as outlined in Order in Council 1336. As a result, the amendment bylaw has been changed to reflect the Province's suggested changes. Staff recommend that Third Reading of Bylaw No. 3061 be rescinded and Third Reading, as amended, be given. Consent of the participants will be required again before sending the bylaw to the Province for approval. Once approval is received from the Province, the bylaw can be brought forward for adoption.

BACKGROUND:

The following provides the legislative history of Greater Vernon Water:

- Vernon Irrigation District (VID) letters patent dated December 9, 1920
- Memorandum of Understanding – Greater Vernon Water Commission dated May 1994 re: creation of regional water supply and distribution service
- Order in Council (OIC) 1336 dated October 27, 1994 – VID and letters patent dissolved and amendments repealed, with the creation of separate bylaws for:
  1. Greater Vernon water supply – BL1262 adopted January 11, 1995
  2. Greater Vernon water distribution – BL1263 adopted January 11, 1995
  3. Electoral Area "D" water supply & distribution – BL1264 adopted January 11, 1995

- Regional Water Commission was established (delegation) – *North Okanagan Water Authority Establishment Bylaw No. 1266, 1994* Bylaw No. 1266 (BL1266) adopted December 14, 1994
- Contract established between the RDNO & Township of Spallumcheen for bulk water – BL1268 adopted December 14, 1994
- OIC 1446 dated December 18, 1997 changed Supplementary Letters Patent from OIC 1336, change to membership for the Regional Water Commission – three (3) Vernon representatives
- BL1764, adopted May 8, 2002, repealed BL1266 (NOWA) & BL1263 (distribution) and included distribution in BL1262 with updated map
- OIC 387 dated May 23, 2002 dissolved the Regional Water Commission
- BL2543 (Schon Springs), adopted January 7, 2015, added Schonn Springs – map attached to BL2543 was just of Schonn Springs to be added, then once consolidated into BL1262, a new consolidated map was created.

LEGAL / STATUTORY PROCEDURAL REQUIREMENTS:

Statutory procedural requirements to amend the establishment bylaw would include the following:

1. First, Second and Third Readings of BL3061 by the Board; **March 18, 2026**
2. 2/3 Consent on behalf of the Participants (District of Coldstream, City of Vernon, Electoral Areas "B" and "C"); **April 13, 2016**
3. Third Reading rescinded by the Board
4. Third Reading, as amended by the Board;
5. 2/3 Consent on behalf of the Participants (District of Coldstream, City of Vernon, Electoral Areas "B" and "C");
6. Statutory approval by the Inspector of Municipalities;
7. Upon receiving approval from the Inspector of Municipalities, BL3061 can be Adopted by the Board.

Enclosures:

- Attachment "A": Bylaw No. 3061
- Attachment "B": Bylaw No. 1262

Submitted by:

Ashley Bevan
Corporate Officer

Reviewed and endorsed by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Approved for Inclusion:

David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3061

A bylaw to amend Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994

WHEREAS the Regional District of North Okanagan has adopted *"Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994"* to establish a local service area within the Corporation of the City of Vernon, the Corporation of the District of Coldstream, and Electoral Areas "B" and "C" of the Regional District of North Okanagan for the purpose of providing the local service of regional water supply and distribution;

AND WHEREAS the Regional Board is desirous to amend "*Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994";*

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS:**

CITATION

1. This Bylaw may be cited as **"*Greater Vernon Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No. 3061, 2026".***

AMENDMENTS

Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994 be amended as follows:

2. By replacing *Local Government Act* references as follows in section 4.a and b:
   a. Sections 805 and 806 to Sections 385 and 387;
   b. Division 4.3 of Part 24 to Division 3 of Part 11; and
   c. Sections 805.1 and 806.1 to Sections 386 and 388.

3. By replacing Section 8, with the following:

   "This Bylaw be cited for all purposes as "Greater Vernon Regional Water Supply and Distribution Local Service Establishment Bylaw No. 1262, 1994".

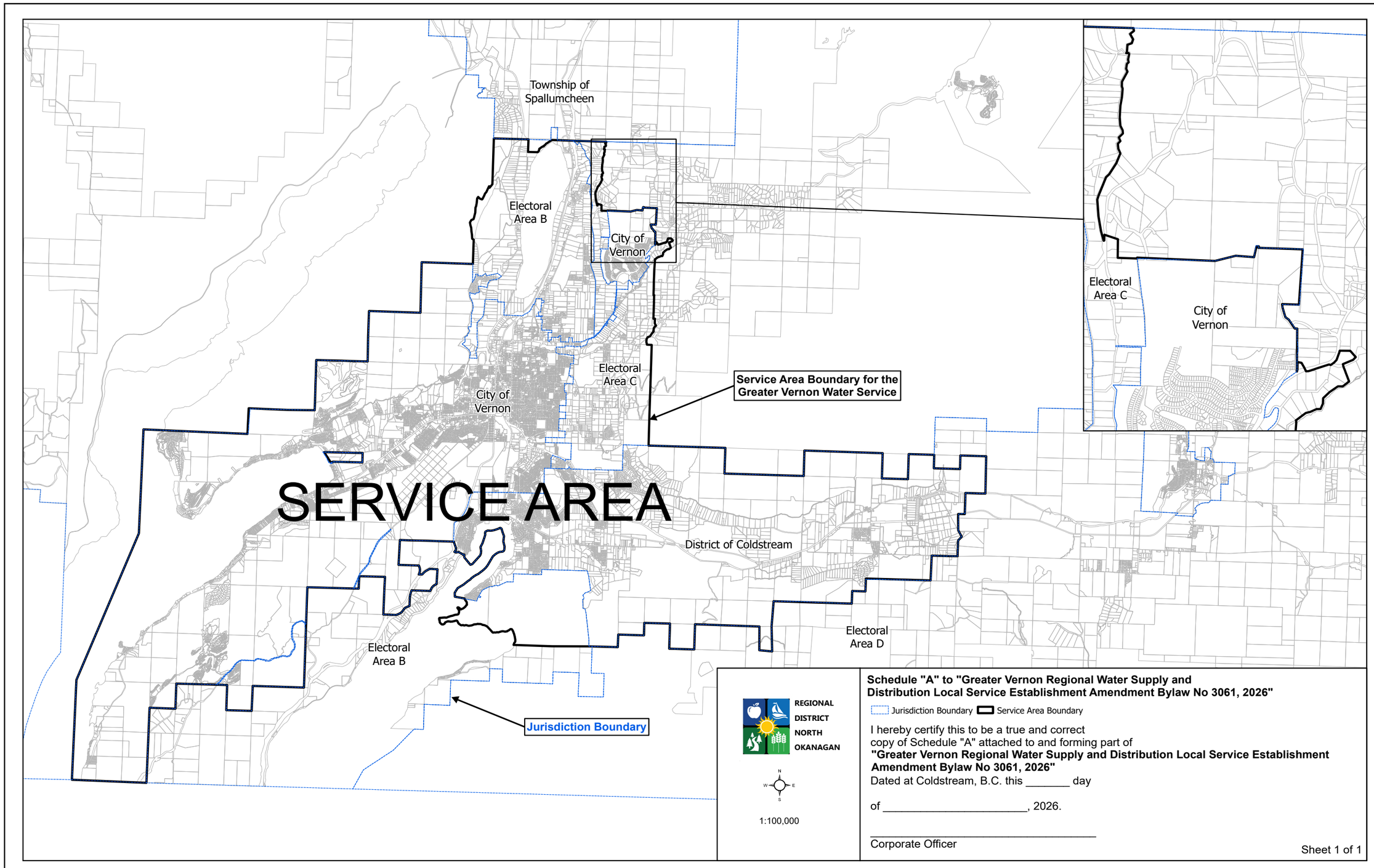
4. By deleting Schedule "A" and replacing it with Schedule "A" attached to and forming part of this bylaw.

Read a First, Second and THIRD Time	this	18th	day of	March, 2026
Consent provided by the participants	this	13th	day of	April, 2026
Third Reading rescinded	this		day of	, 2026
Read a Third Time, as amended	this		day of	, 2026
Consent provided by the participants	this		day of	, 2026
Approved by the Inspector of Municipalities	this		day of	, 2026

ADOPTED this day of , 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan


Township of Spallumcheen
Electoral Area B
City of Vernon
Electoral Area C
City of Vernon
Service Area Boundary for the Greater Vernon Water Service
SERVICE AREA
District of Coldstream
Electoral Area D
Electoral Area B
Jurisdiction Boundary
Electoral Area C
City of Vernon
REGIONAL DISTRICT NORTH OKANAGAN
1:100,000
Schedule "A" to "Greater Vernon Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No 3061, 2026"
Jurisdiction Boundary
Service Area Boundary
I hereby certify this to be a true and correct copy of Schedule "A" attached to and forming part of "Greater Vernon Regional Water Supply and Distribution Local Service Establishment Amendment Bylaw No 3061, 2026"
Dated at Coldstream, B.C. this _____ day
of _____, 2026.
_____
Corporate Officer
Sheet 1 of 1

REGIONAL DISTRICT NORTH OKANAGAN

CHAIR'S REPORT

TO:	**Board of Directors**	**File No:**	**25-0753-F-OR**
FROM:	**Chair, Electoral Area Advisory Committee**	**Date:**	**June 4, 2026**

SUBJECT: Delegated Public Hearing for Bylaw Nos. 3070 & 3071

Purpose:

The Delegated Public Hearing for Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 was held at 2:00 p.m. on Thursday, June 4, 2026.

Official Community Plan Amendment Bylaw No. 3070 proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property located at 3315 Enderby Mabel Lake Road from Non-Urban to Commercial.

Zoning Amendment Bylaw No. 3071 proposes to change the zoning of the same property from the Non-Urban and Service Commercial zones to the Recreation Commercial zone.

The purpose of this report is to satisfy the requirements of Section 469 (2) of the *Local Government Act* which states that the RDNO must not adopt a bylaw that was the subject of a delegated Public Hearing until the delegate (EAAC) reports to the Board, either orally or in writing, the views expressed at the hearing.

Views Expressed at the Delegated Public Hearing:

There were 18 speakers at the Delegated Public Hearing for Bylaw Nos. 3071 and 3071. The following summarizes the points made by those who expressed their views:

- The applicant, property owner and consultant spoke in support of the application and provided the following comments:
  - The proposal will increase the tax revenue for the area
  - The family has a history of successful stewardship and development in the Kingfisher area
  - A wide privacy buffer will be provided on the property
  - If permitted and with proper approvals, a berm could be built 30 meters from the creek for safety in the event of a flood
- There were 15 speakers that expressed concerns with the proposal, providing the following comments:
  - Public safety risks – Concerns about inadequate emergency response (no local fire/medical services, limited evacuation routes), wildfire risk, flooding, landslides, and poor communication (cell/internet).

- Insufficient infrastructure capacity – Existing roads, parking, boat launches, water systems, and utilities are already overburdened, with outdated traffic studies and no room for added demand.
- Environmental impacts – Potential harm to aquifers, wells, and water quality; flooding and instability of Kingfisher Creek; erosion, debris flow, and risks to fish habitat and riparian zones.
- Scale and land use incompatibility – Development seen as too large for the rural area, inconsistent with the Official Community Plan and Regional Growth Strategy, and misrepresented as a campground rather than a resort-style development.
- Community and quality of life concerns – Increased tourism pressure leading to overcrowding, congestion, reduced access to amenities, higher taxes, and minimal perceived local economic benefit.
- Planning and process issues – Outdated planning documents, insufficient public consultation, and requests to defer approval pending further studies, infrastructure planning, and agreements (e.g., trails).
- Site-specific risks – History of flooding and instability on the property, doubts about mitigation measures (e.g., berms), and concerns about proximity to hazardous river areas.
- Water and servicing limitations – Uncertainty about water supply capacity, septic system risks, and lack of community sewer or adequate utility infrastructure.
- Overcapacity and cumulative impacts – Area already exceeds its carrying capacity during peak seasons, with additional development expected to worsen congestion and service strain.

There were 226 written submissions received prior to the start of the Delegated Public Hearing. The views expressed in the written submissions were as follows:

- The applicant submitted 307 letters of support. The applicant notes that comments from the authors of the letters reflect that:
  - there is a need for additional RV accommodation and recreation opportunities in the area,
  - that the development would increase the area's tax base and tourism revenue,
  - and that they have confidence in the applicants' investment in the Kingfisher-Mabel Lake area and that they support the Regional District's requirement to require various studies being completed by the applicant.
- The applicant also submitted a report prepared by Keyna Burden of Splatsin Development Corporation. The report, dated May 27, 2026, describes the results of an Archaeological Overview Assessment and a Preliminary Field Reconnaissance completed for the property.
- One letter was submitted in support of the application. The author states that the applicant has improved the Mabel Lake resort area and that he supports employment opportunities for young adults.
- The Regional District received 224 written submissions stating their opposition and concerns regarding the proposed development. The written submissions express concerns related to:
  - The ability to safely evacuate the area during a wildfire event or other emergency.
  - an increase in traffic volumes and how it may negatively impact pedestrians, cyclists, and emergency vehicles.
  - the area's limited infrastructure capacity, including those related to water supply, sewage disposal, solid waste, and telecommunications.

- the potential impacts the proposed development could have on the environment, including risks to groundwater, nearby waterways, and fish and wildlife habitat.
- flooding risks, noting that flooding has occurred on the subject property in the past.
- the potential impact the proposed well water supply could have on neighbouring wells and the underlying aquifers.
- overcrowding for public beaches, boat launches, and parking areas.
- the scale of the proposed development may not be consistent with the existing rural nature of the area and not supported by certain policies in the Official Community Plan.
- the need to ensure that meaningful consultation occurs with First Nations.

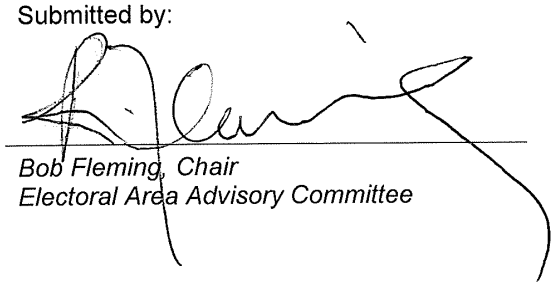
- Some of the submissions requested new and updated studies to assess the impacts the proposed development could have on the area's infrastructure and environment.
- The Regional District also received a petition from 130 people, citing concerns similar to those noted in the written submissions.
- The Regional District also received a written submission from Splatsin. The submission advises that Splatsin has:
  - Concerns related to the project's impact on water and water supplies
  - Questions regarding the sewage disposal impact on aquifers and watercourses
  - Questions regarding the Provincial Riparian Protection Regulation applicability
  - Concerns related to the projects impact on wildlife
  - Concerns related to the ability to evacuate the area in the event of a wildfire.
  - A request that an Archaeological Overview Assessment of the property be completed and that the recommendations of the Assessment be followed.

The minutes of the delegated Public Hearing will contain the above details regarding points made by speakers that were for and against the bylaw provisions.

I invite the other Electoral Area Directors to add any further comments at this time if they want.

As Chair of the Electoral Area Advisory Committee, this is my report of the Delegated Public Hearing in accordance with Section 469 of the *Local Government Act*. I declare it to be fair and accurate and now ask for a motion to receive this report.

Submitted by:



Bob Fleming, Chair
Electoral Area Advisory Committee

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3070

A bylaw to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 and amendments thereto.

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016"* as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS, pursuant to Section 460 [Development approval procedures] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to an Official Community Plan and must consider every application for an amendment to the plan;

AND WHEREAS the Board has enacted the "*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018"* as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board has received an application to amend the Official Community Plan designation;

NOW THEREFORE, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as **"*Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070, 2026***".

AMENDMENTS

2. The land use designation of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" is hereby changed on Schedule "C" of the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 from **Non-Urban** to **Commercial**.

Read a First Time	this	15th	day of	April, 2026
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	15th	day of	April, 2026
Read a Second Time	this	20th	day of	May, 2026

Advertised on	this	22nd	day of	May, 2026
	this	26th	day of	May, 2026
Delegated Public Hearing held	this	4th	day of	June, 2026
Read a Third Time	this		day of	, 2026
ADOPTED	this		day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3071

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 and amendments thereto.

WHEREAS pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 3000, being the *"Regional District of North Okanagan Zoning Bylaw No. 3000, 2023"* as amended;

AND WHEREAS, pursuant to Section 460 *[Development approval procedures]* of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

AND WHEREAS the Board has enacted the *"Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018"* as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board has received an application to rezone property;

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as "***Zoning Amendment Bylaw No. 3071, 2026***".

AMENDMENTS

2. The zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" is hereby changed on Schedule "A" of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Non-Urban (N.U) and Service Commercial (C.4) zones** to the **Recreation Commercial (C.5) zone.**

Read a First Time	this	15th	day of	April, 2026
Read a Second Time	this	20th	day of	May, 2026
Advertised on	this	22nd	day of	May, 2026
	this	26th	day of	May, 2026
Delegated Public Hearing held	this	4th	day of	June, 2026
Read a Third Time	this		day of	, 2026

ADOPTED this day of , 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, May 20, 2026

Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3071 - Zoning Amendment
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

Moved and seconded
That Official Community Plan Amendment Bylaw No. 3070, which proposes to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from Non-Urban to Commercial, be given Second Reading and be forwarded to a Public Hearing; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 3000 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given Second Reading and be forwarded to a Public Hearing.

CARRIED

Moved and seconded
That the Public Hearing for Bylaw No. 3070 and Bylaw No. 3071 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

CARRIED

Moved and seconded
That Final Adoption of Bylaw No. 3070 and Bylaw No. 3071 be withheld until a letter of undertaking is provided to the Regional District to register covenants against the title of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F”, which would require that the property be developed in accordance with the recommendations in the reports from AppleBruin Engineering Inc. dated April 23, 2026 and Forsite Consultants Ltd. dated May 14, 2026.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, April 15, 2026

Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3071 - Zoning Amendment
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

Moved and seconded
That Electoral Area “F” Official Community Plan Amendment Bylaw No. 3070, which proposes to change the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from Non-Urban to Commercial, be given First Reading; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to change the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given First Reading.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, March 18, 2026

Electoral Area "F" Official Community Plan / Zoning Amendment Application
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

Moved and seconded
That the application to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702, 2016 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from Non-Urban to Commercial be supported in principle and staff be directed to prepare an Official Community Plan (OCP) Amendment Bylaw for First Reading only; and further

That the referral process outlined in the Planning Department report dated February 17, 2026 be considered appropriate consultation for the purpose of Sections 475 and 476 of the Local Government Act and included a referral to First Nations; and further,

That in accordance with Section 477 of the Local Government Act, the OCP Amendment Bylaw be considered in conjunction with the Regional District of North Okanagan’s Financial Plan and the Regional Solid Waste Management Plan; and further,

That the application to amend the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone be supported in principle and staff be directed to prepare a Zoning Amendment Bylaw for First Reading only; and further,

That Second Reading of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. the applicant has provided a report prepared by a professional engineer who has:
    a. reviewed the proposed development and the physical characteristics of the property;
    b. provided recommendations, if any, regarding the protection of the proposed development from hazards associated with steep slopes or terrain instability and flooding; and
    c. has confirmed that the proposed use would be safe for the use intended;

2. the applicant has submitted a study prepared by a professional engineer which:
    a. evaluates the subject property and provides recommendations for potential on-site septic sewage disposal associated with the proposed development; and
    b. confirms that the proposed sewage system will have no adverse effects on the environment including Kingfisher Creek, the Shuswap River or other local watercourses;
3. the applicant has submitted a hydrogeological study prepared by a professional engineer to determine the supply potential and impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer;
4. the applicant has submitted a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard;
5. the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide and submitted a follow-up report to staff in accordance with the Regional District of North Okanagan Public Information Meeting Guide; and further,

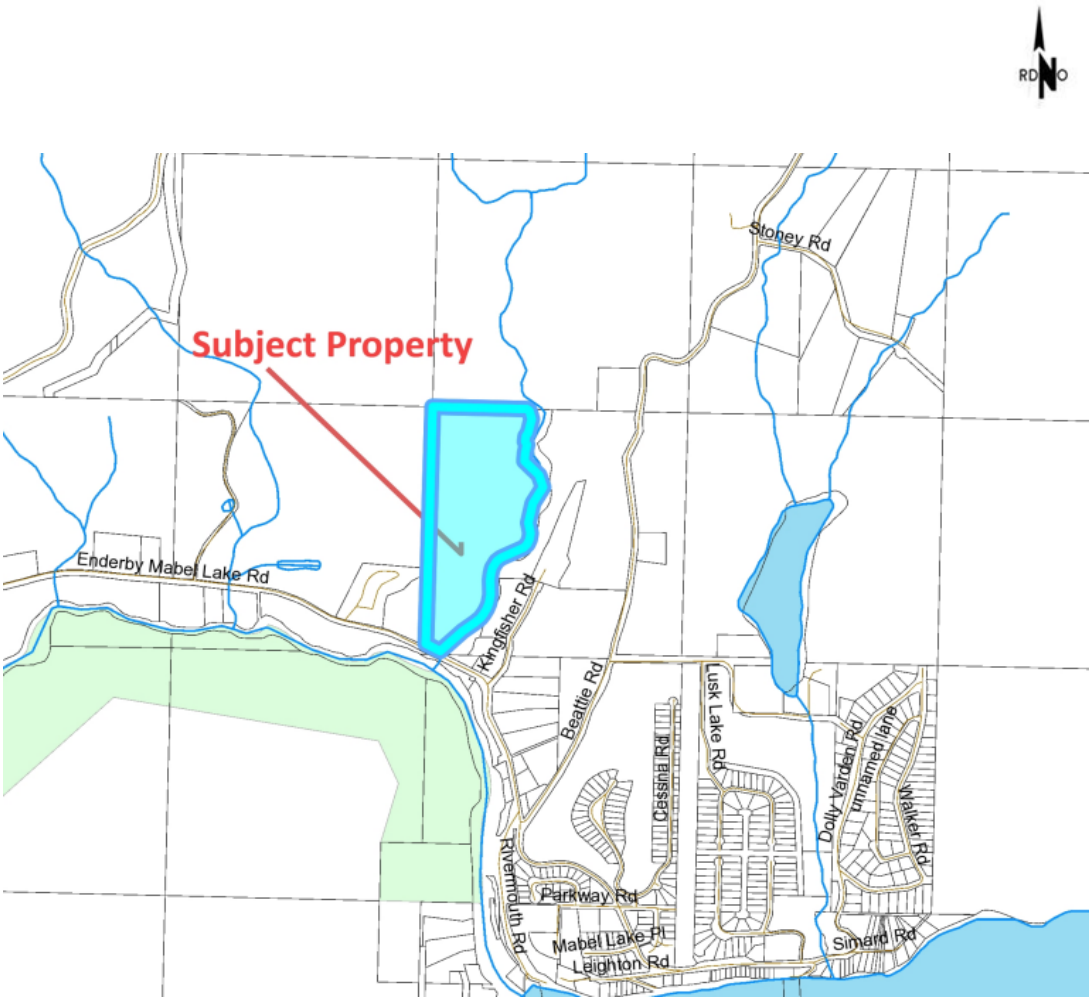
That Final Adoption of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. a Commercial Development Permit have been approved by the Regional District; and
2. the applicant has made suitable arrangements with the Regional District of North Okanagan to secure a 10 m wide corridor along the frontage of the property for a future public trail;
3. conditions of the Mabel Lake Water Utility to remove the subject property from the service area and decommission the existing service have been satisfied;.
4. a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which would:
    a. prohibit fee-simple or bareland strata subdivision;
    b. require that, as a condition of approval of a Campground Permit, a buffer strip be established along the west and north property lines consistent with the “Landscaped Buffer Specifications” established by the Agricultural Land Commission.

CARRIED

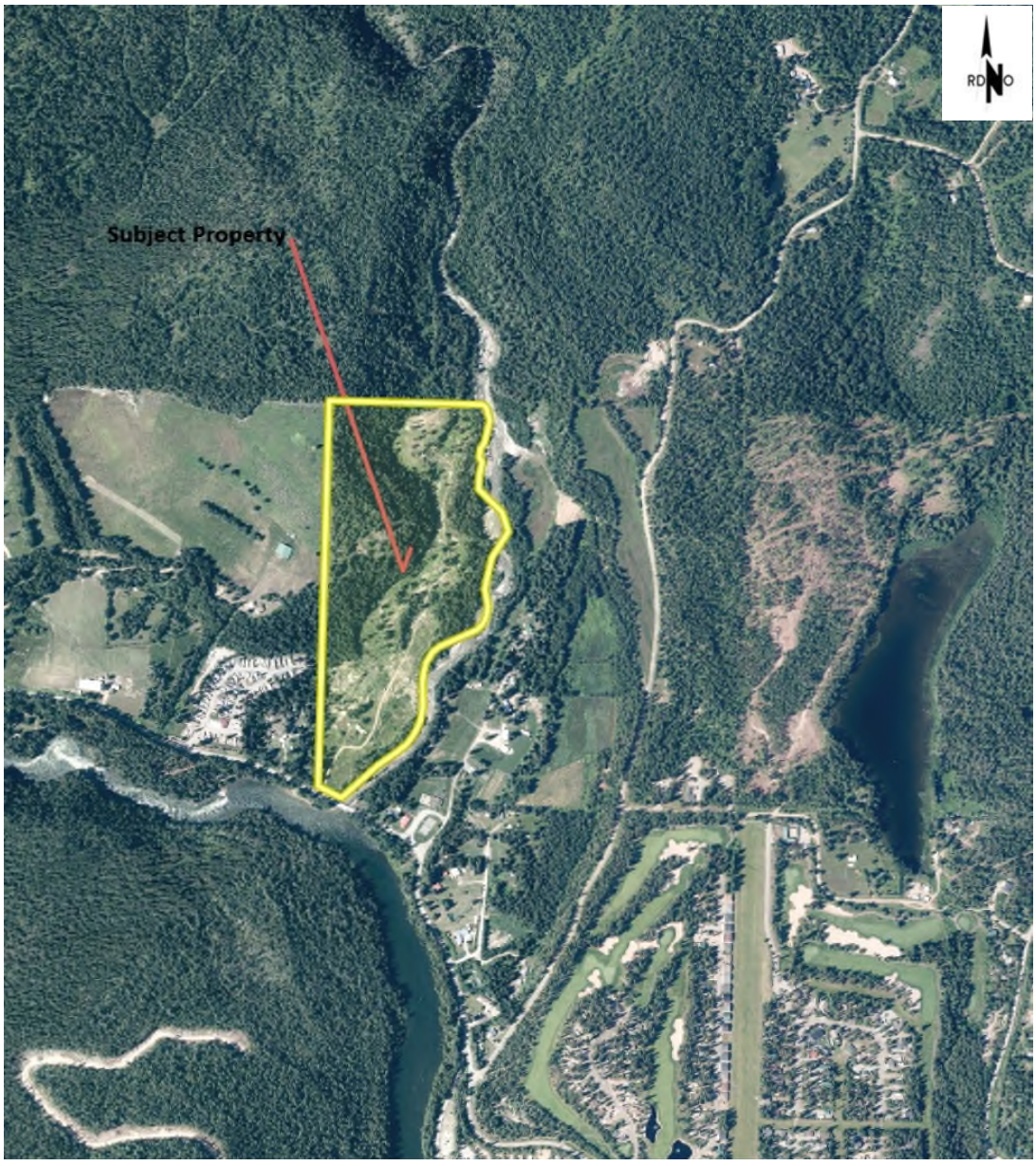
SUBJECT PROPERTY MAP
OCP / REZONING

File: 25-0753-F-OR
Location: 3315 Enderby Mabel Lake Road



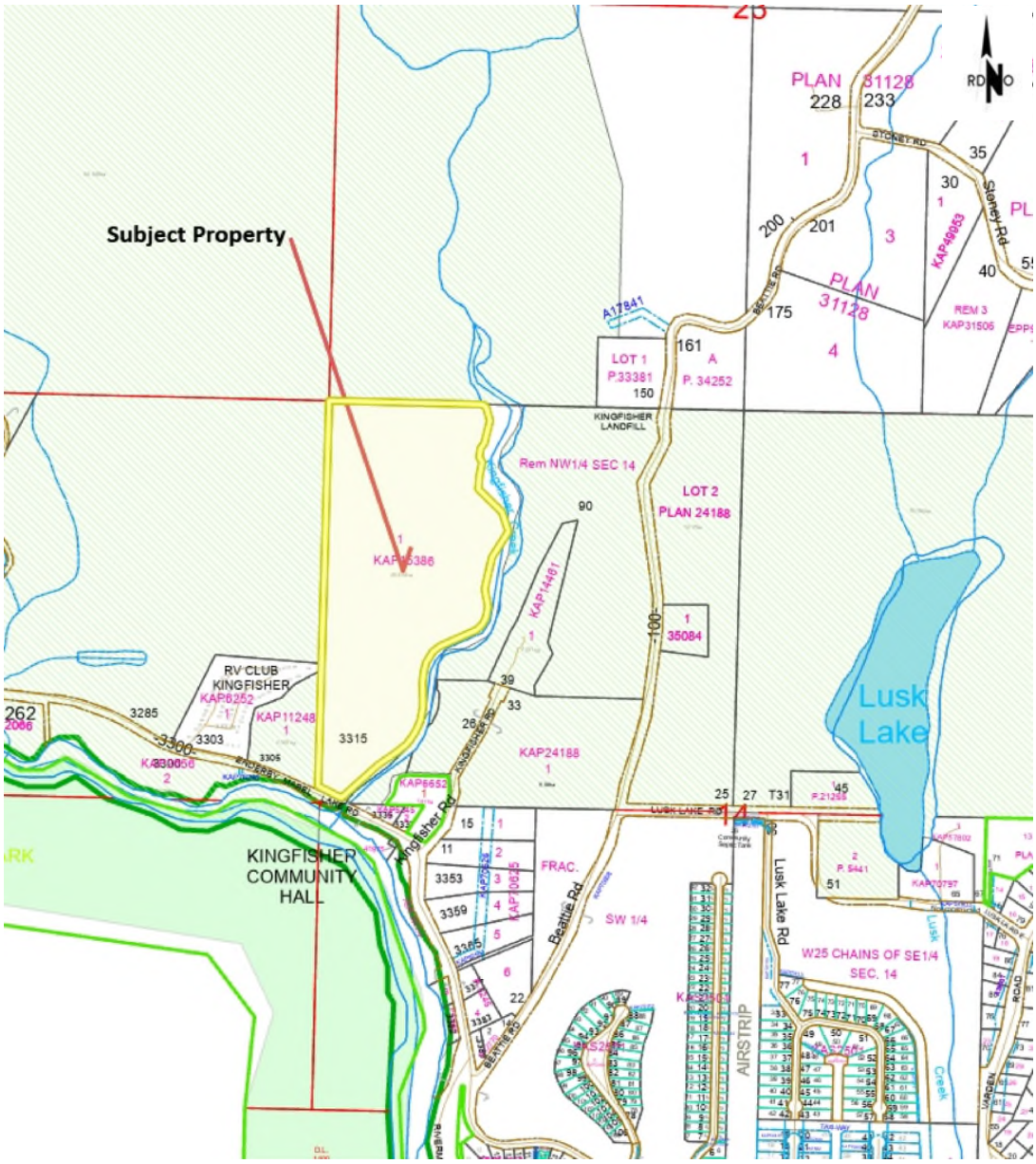
SUBJECT PROPERTY MAP
OCP / REZONING
ORTHOPHOTO

File: **25-0753-F-OR**
Location: **3315 Enderby Mabel Lake Road**



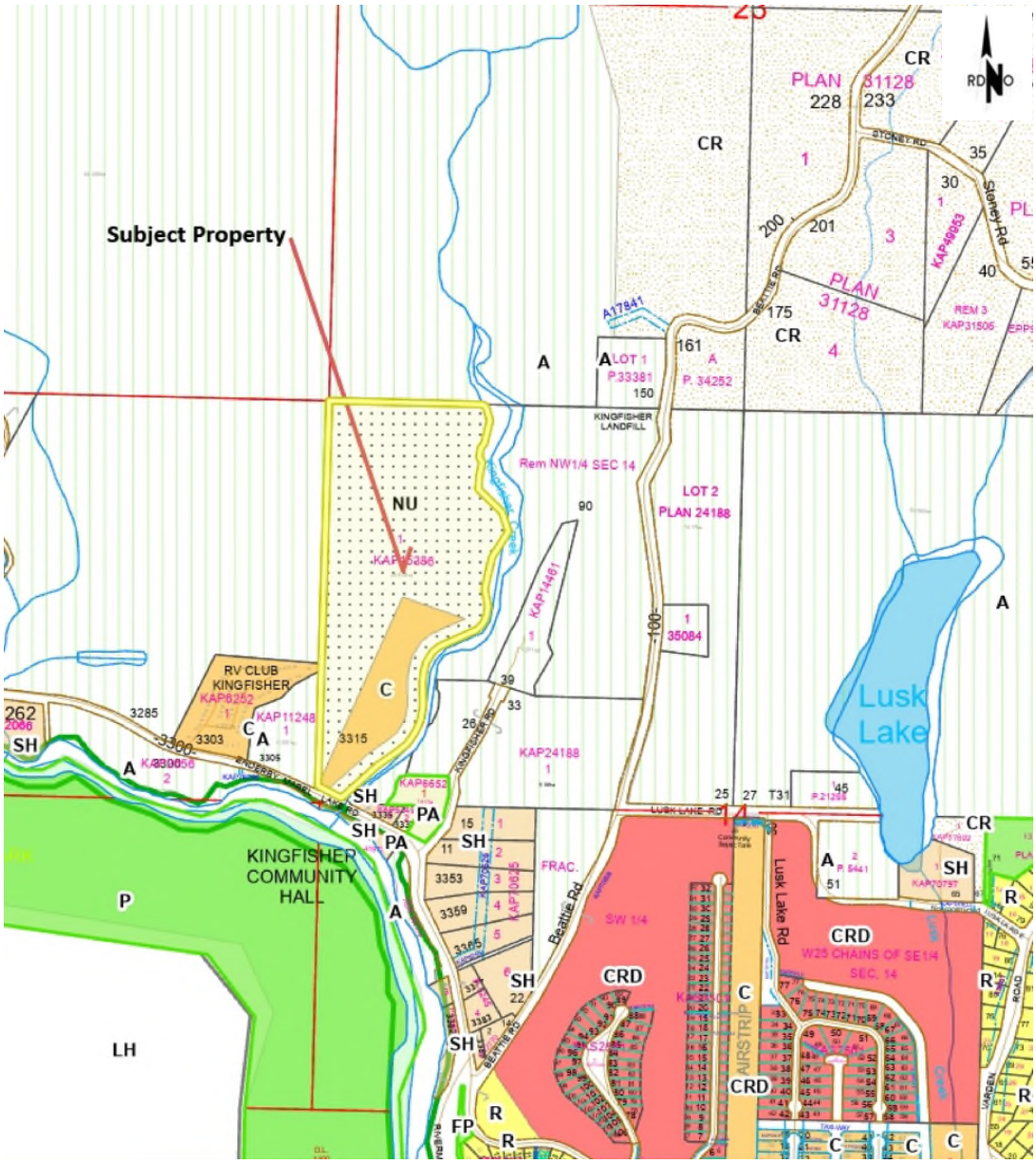
SUBJECT PROPERTY MAP
OCP / REZONING
ALR BOUNDARIES

File: **25-0753-F-OR**
Location: **3315 Enderby Mabel Lake Road**



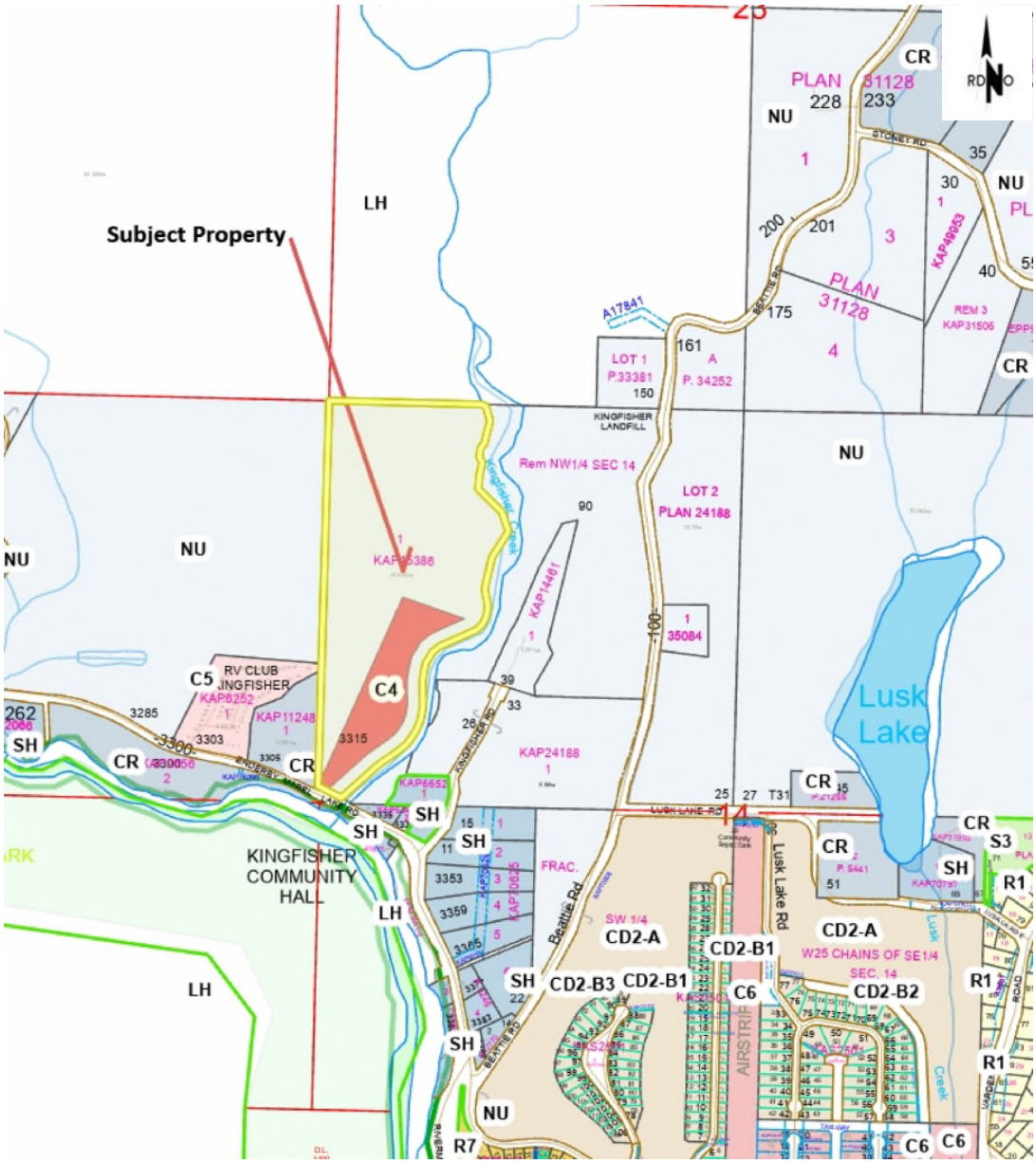
SUBJECT PROPERTY MAP
OCP / REZONING
OCP DESIGNATIONS

File: **25-0753-F-OR**
Location: **3315 Enderby Mabel Lake Road**

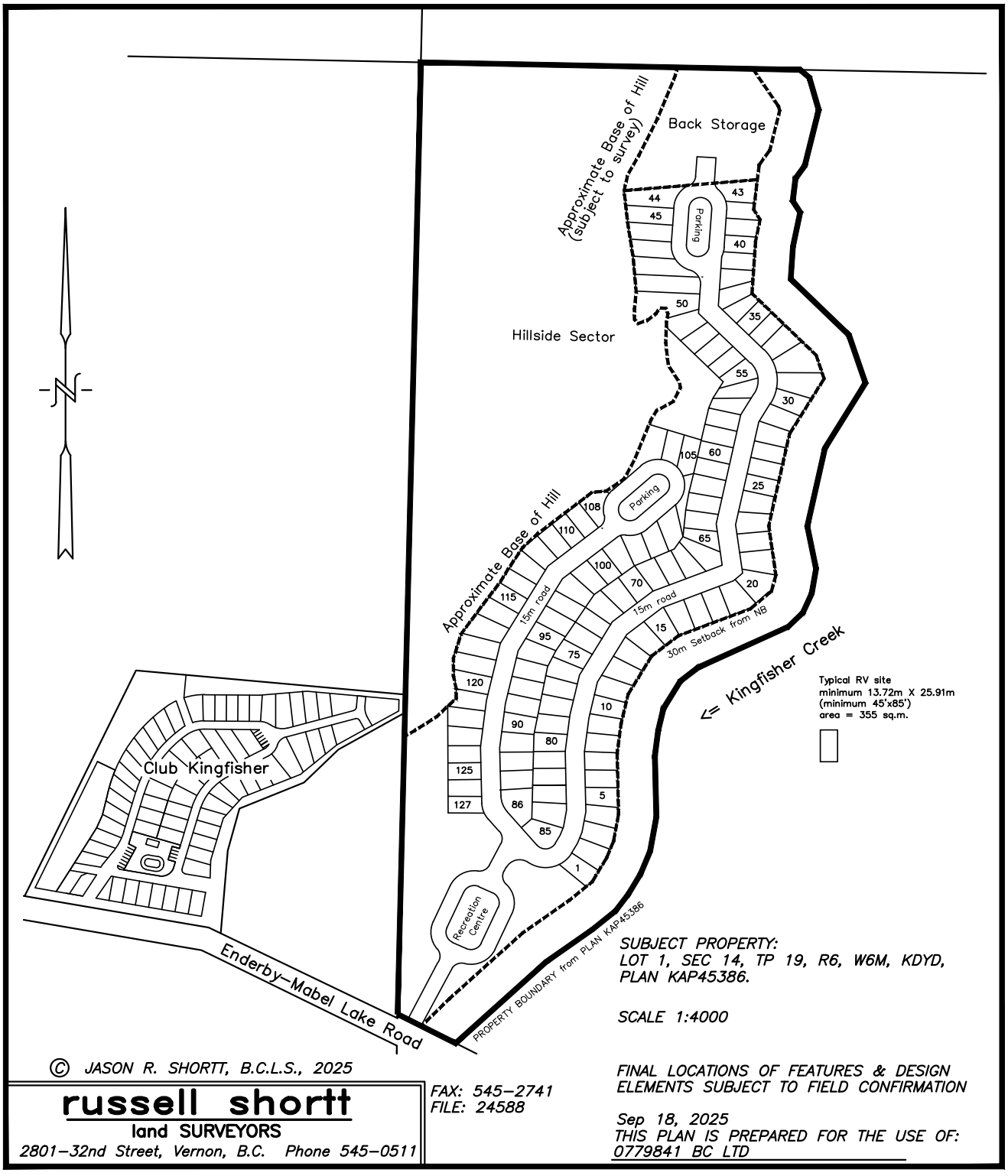


SUBJECT PROPERTY MAP
OCP / REZONING
ZONING

File: **25-0753-F-OR**
Location: **3315 Enderby Mabel Lake Road**



RV VILLAGE AT MABEL LAKE
SITE PLAN
(Approximate layout Pending Detailed Site Planning)



REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3079**
FROM:	**Corporate Services & Finance**	**Date:**	**June 17, 2026**

SUBJECT: Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026

RECOMMENDATION 1:

That Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026 be given First, Second and Third Readings

RECOMMENDATION 2:

That Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026 be Adopted.

DISCUSSION:

The Regional District has received a request from the District of Coldstream to prepare a security issuing bylaw to enable the District of Coldstream to complete its borrowing process with the Municipal Finance Authority of BC (MFA) in order to finance the District of Coldstream's new Public Works Building (Attachment B).

The District of Coldstream Public Works Building Loan Authorization Bylaw No. 1808, 2022 was adopted on November 7, 2022 (Attachment C) and received a Certificate of Approval from the Province on December 19, 2022 (Attachment D).

The long-term debt to be issued under this security issuing bylaw is summarized in the following table:

Loan Authorization Bylaw	Project Description	Total Amount Authorized	Amount to be Borrowed	Term
Bylaw No. 1808	Coldstream Public Works Building	$8,500,000	$8,500,000	25 years

This new loan will become part of the MFA's 2026 fall debt issue. The interest rate for the MFA's 2025 fall debt issue was 3.73%. If the debt issue was finalized at the time of writing this report, the interest rate would be approximately 4.3%. The actual interest rate will be determined by the bond market when the debentures are issued, which is anticipated to be in October. Based on a 25-year loan amortization and a 4.3% interest rate, the annual debt payment will be approximately $582,000.

Loan proceeds received from the MFA equal 99% of the amount borrowed. One percent is held by the MFA in a debt reserve as security against loan default. This is held in trust by the MFA in its Debt Reserve Fund and will be refunded, with interest, upon maturity of the debt.

Each new MFA debt issue is generally financed for a fixed term of 10 years and then refinanced for issues borrowed over periods longer than 10 years.

Interest payments are made semi-annually, with the first interest payment expected in the spring of 2027. Principal payments are made annually, with the first principal payment expected in the fall of 2027.

Once the legislated 10-day quashing period has expired, the Regional District will apply for a Certificate of Approval for the bylaw from the Province.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Pursuant to section 410 of the *Local Government Act*, the Regional District may finance a municipal undertaking for which the Council of the municipality has adopted a loan authorization bylaw in accordance with the *Community Charter.*

Statutory procedural requirements for a Municipal Security Issuing Bylaw include the following:

1. Adoption of a Loan Authorization Bylaw by the Municipality; **November 7, 2022**
2. Passing of a Municipal Security Issuing Resolution by the Municipality; **April 27, 2026**
3. First, Second, Third Readings and Adoption of Bylaw No. 3079 by the Board; and,
4. Certificate of approval by the Province.

ATTACHMENTS:

Attachment 'A' – Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026
Attachment 'B' – District of Coldstream Security Issuing Resolution
Attachment 'C' – District of Coldstream Public Works Building Loan Authorization Bylaw No. 1808
Attachment 'D' – Certificate of Approval – Public Works Building Loan Authorization Bylaw No. 1808

Submitted by:

Ashley Bevan
Corporate Officer

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment 'A'

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3079

A bylaw to authorize the entering into of an Agreement respecting financing between the Regional District of North Okanagan and the Municipal Finance Authority of British Columbia

---

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

AND WHEREAS the District of Coldstream is a member municipality of the Regional District of North Okanagan (the "Regional District");

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the *Local Government Act*, the works financed pursuant to the herein mentioned loan authorization bylaw;

AND WHEREAS the tables contained in this bylaw are to provide clarity and information for the purposes of this bylaw;

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as ***"Security Issuing (Coldstream Public Works) Bylaw No. 3079, 2026"***.

TERMS

2. The Regional Board hereby consents to financing the debt of District of Coldstream and further described in the Municipal Loan Authorization Bylaws table, in the amount of Eight Million Five Hundred Thousand Dollars ($8,500,000) in accordance with the following terms.

Municipal Loan Authorization Bylaws Table

Municipality	Municipal Loan Authorization Bylaw	Purpose	Municipal Security Issuing Resolution Date	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
District of Coldstream	Bylaw No. 1808	Public Works Building	April 27, 2026	$8,500,000	nil	$8,500,000	25 Years	$8,500,000

3. The Authority is hereby requested and authorized to finance from time to time the above noted undertakings, and further described in the Municipal Loan Authorization Bylaws table, at the sole cost and on behalf of the District of Coldstream up to, but not exceeding Eight Million Five Hundred Thousand Dollars ($8,500,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $8,500,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

4. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

5. The Agreement in the form of Schedule “A” shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 1 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

6. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

7. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the officer assigned the responsibility of financial administration of the Regional District.

8. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Saanich and at such time or times as shall be determined by the Treasurer of the Authority.

9. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of the District of Coldstream Public Works Building Loan Authorization Bylaw No. 1808, 2022 there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

11. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

Read a First, Second and THIRD Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

Attachment 'A'

SCHEDULE “A” to Security Issuing (Coldstream Public Works) Bylaw No. 3079

CANADA

PROVINCE OF BRITISH COLUMBIA

AGREEMENT

Regional District of North Okanagan

The Regional District of North Okanagan (the “Regional District”) hereby promises to pay to the Municipal Finance Authority of British Columbia (the “Authority”) at its Head Office in Saanich, British Columbia, the sum of Eight Million Five Hundred Thousand DOLLARS ($8,500,000) in lawful money of Canada, together with interest thereon from the ____ day of _____ 20__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments of principal and interest shall be as specified in the schedule attached commencing on the ____ day of _____ 20___, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority such further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this ____ day of _____, 20____.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 3079 cited as “Security Issuing (Coldstream Public Works) Bylaw No. 3079”, this Agreement is sealed with the Corporate Seal of the Regional District of North Okanagan and signed by the Chair and the Officer assigned the responsibility of financial administration thereof.

_____
Chair

_____
Chief Financial Officer

Pursuant to the *Local Government Act*, I certify that the within Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

_____
Deputy Inspector of Municipalities of British Columbia

Attachment 'A'

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal/Sinking Fund Deposit	Interest
	$	$	$
	$	$	$
	$	$	$

Attachment 'B'

THE DISTRICT OF COLDSTREAM
9901 KALAMALKA ROAD, COLDSTREAM, BC V1B 1L6
"Rural Living At Its Best"

CERTIFIED RESOLUTION OF THE DISTRICT OF COLDSTREAM COUNCIL

CERTIFIED RESOLUTION No. REG2026-156

The following resolution was adopted by Council at its Regular Meeting held April 27, 2026.

> *THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2026 Fall Borrowing Session, $8,500,000 as authorized through District of Coldstream Public Works Building Loan Authorization Bylaw No. 1808, 2022 and that the Regional District of the North Okanagan be requested to consent to our borrowing over a **25** year term and include the borrowing in a Security Issuing Bylaw.*

I hereby certify the above to be a true copy of the resolution adopted by Council of the *District of Coldstream* on April 27, 2026.

Dated at *Coldstream*, British Columbia, this 28th day of April, 2026.

Kim Tvergyak, Deputy Corporate Officer
Commissioner for taking Oaths and Affidavits
In the Province of British Columbia

Attachment 'C'

DISTRICT OF COLDSTREAM
BYLAW NO. 1808, 2022

A BYLAW TO AUTHORIZE THE BORROWING OF THE ESTIMATED COST OF CONSTRUCTING A PUBLIC WORKS BUILDING

The Council of the District of Coldstream, in open meeting assembled, enacts as follows:

TITLE

1 This Bylaw may be cited as "DISTRICT OF COLDSTREAM PUBLIC WORKS BUILDING LOAN AUTHORIZATION BYLAW NO. 1808, 2022".

INTERPRETATION

2 Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.

3 A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.

4 Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SEVERABILITY

5 If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

AUTHORIZATION OF FUNDS

6 The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of a new Public Works Building and renovation of an existing building generally in accordance with general plans on file in the district office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

a) to borrow upon the credit of the District a sum not exceeding $8,500,000;

b) to acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of a new Public Works Building and renovation of an existing building.

7 The maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.

Attachment 'C'

READ A FIRST TIME this	13th	day of	June	2022
READ A SECOND TIME this	13th	day of	June	2022
READ A THIRD TIME this	13th	day of	June	2022
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this	3rd	day of	August	2022
RECEIVED the Approval of the Electors this	15th	day of	October	2022
ADOPTED this	7th	day of	November	2022

Corporate Officer

Mayor

I certify that this is a true and correct copy of Bylaw 1808, 2022.

Dated this 14th day of December, 2022

KERI-ANN AUSTIN
Commissioner for taking Oaths and Affidavits
in the Province of British Columbia
District of Coldstream, 9901 Kalamalka Road
Coldstream, BC, V1B 1L6, 250-545-5304

Attachment 'D'

BRITISH COLUMBIA

Certificate of Approval

Under the authority of the *Local Government Act*, I certify that Bylaw No. 1808, cited as the "District of Coldstream Public Works Building Loan Authorization Bylaw No. 1808, 2022" of the District of Coldstream has been lawfully and validly made and enacted, and that its validity is not open to question on any ground in any court of British Columbia.

Dated this 19th *day of* December *, 2022*

Deputy Inspector of Municipalities of British Columbia

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**3900.3080**
FROM:	**Corporate Services & Finance**	**Date:**	**June 17, 2026**

SUBJECT: Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026

RECOMMENDATION 1:

That Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026 be given First, Second and Third Readings

RECOMMENDATION 2:

That Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026 be Adopted.

DISCUSSION:

The Regional District has received a request from the City of Vernon to prepare a security issuing bylaw to enable the City of Vernon to complete the last of three draws related to its borrowing process with the Municipal Finance Authority of BC (MFA) in order to finance the construction of the Active Living Centre (Attachment B).

The City of Vernon Loan Authorization Bylaw No. 5908 was adopted on November 28, 2022 (Attachment C) and received a Certificate of Approval from the Province on January 6, 2023 (Attachment D).

The Regional District adopted Security Issuing Bylaw No. 2993 on June 19, 2024, which provided for the City of Vernon's initial $31,500,000 in borrowing for the Active Living Centre. Security Issuing Bylaw No. 3047 was adopted July 16, 2025, which provided for the next $45,000,000. This bylaw provides for the final $44,500,000 in borrowing for a total amount of $121,000,000.

The long-term debt to be issued under this security issuing bylaw is summarized in the following table:

Loan Authorization Bylaw	Project Description	Total Amount Authorized	Amount Previously Borrowed	Amount to be Borrowed	Term
Bylaw No. 5908	Active Living Centre	$121,000,000	$76,500,000	$44,500,000	30 years

This new loan will become part of the MFA's 2026 fall debt issue. If the debt issue was finalized at the time of writing this report, the interest rate would be approximately 4.3%. The actual interest rate will be determined by the bond market when the debentures are issued, which is anticipated to be in October. Based on a 30-year loan amortization and a 4.3% interest rate, the annual debt payment will be approximately $2,768,000.

Loan proceeds received from the MFA equal 99% of the amount borrowed. One percent is held by the MFA in a debt reserve as security against loan default. This is held in trust by the MFA in its Debt Reserve Fund and will be refunded, with interest, upon maturity of the debt.

Each new MFA debt issue is generally financed for a fixed term of 10 years and then refinanced for issues borrowed over periods longer than 10 years.

Interest payments are made semi-annually, with the first interest payment expected in the spring of 2027. Principal payments are made annually, with the first principal payment expected in the fall of 2027.

Once the legislated 10-day quashing period has expired, the Regional District will apply for a Certificate of Approval for the bylaw from the Province.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Pursuant to section 410 of the *Local Government Act*, the Regional District may finance a municipal undertaking for which the Council of the municipality has adopted a loan authorization bylaw in accordance with the *Community Charter.*

Statutory procedural requirements for a Municipal Security Issuing Bylaw would include the following:

1. Adoption of a Loan Authorization Bylaw by the Municipality; **November 28, 2022**
2. Passing of a Municipal Security Issuing Resolution by the Municipality; **June 8, 2026**
3. First, Second, Third Readings and Adoption of Bylaw No. 3080 by the Board; and,
4. Certificate of approval by the Province.

ATTACHMENTS:

Attachment 'A' – Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026
Attachment 'B' – City of Vernon Security Issuing Resolution
Attachment 'C' – City of Vernon Loan Authorization Bylaw No. 5908
Attachment 'D' – Certificate of Approval – City of Vernon Loan Authorization Bylaw No. 5908

Submitted by:

Ashley Bevan
Corporate Officer

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment 'A'

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3080

A bylaw to authorize the entering into of an Agreement respecting financing between the Regional District of North Okanagan and the Municipal Finance Authority of British Columbia

---

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

AND WHEREAS the Corporation of the City of Vernon is a member municipality of the Regional District of North Okanagan (the "Regional District");

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the *Local Government Act*, the works financed pursuant to the herein mentioned loan authorization bylaw;

AND WHEREAS the tables contained in this bylaw are to provide clarity and information for the purposes of this bylaw;

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as ***"Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026"***.

TERMS

2. The Regional Board hereby consents to financing the debt of Corporation of the City of Vernon and further described in the Municipal Loan Authorization Bylaws table, in the amount of Forty-Four Million Five Hundred Thousand Dollars ($44,500,000) in accordance with the following terms.

Municipal Loan Authorization Bylaws Table

Municipality	Municipal Loan Authorization Bylaw	Purpose	Municipal Security Issuing Resolution Date	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
City of Vernon	Bylaw No. 5908	Active Living Centre	June 8, 2026	$121,000,000	$76,500,000	$44,500,000	30 years	$44,500,000

3. The Authority is hereby requested and authorized to finance from time to time the above noted undertakings, and further described in the Municipal Loan Authorization Bylaws table, at the sole cost and on behalf of the Corporation of the City of Vernon up to, but not exceeding Forty-Four Million Five Hundred Thousand Dollars ($44,500,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $44,500,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

4. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

5. The Agreement in the form of Schedule “A” shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 1 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

6. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

7. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the officer assigned the responsibility of financial administration of the Regional District.

8. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Saanich and at such time or times as shall be determined by the Treasurer of the Authority.

9. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of the Corporation of the City of Vernon Loan Authorization Bylaw No. 5908 there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

11. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

Read a First, Second and THIRD Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair
Shirley Fowler

Corporate Officer
Ashley Bevan

Attachment 'A'

SCHEDULE “A” to Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026

CANADA

PROVINCE OF BRITISH COLUMBIA

AGREEMENT

Regional District of North Okanagan

The Regional District of North Okanagan (the “Regional District”) hereby promises to pay to the Municipal Finance Authority of British Columbia (the “Authority”) at its Head Office in Saanich, British Columbia, the sum of Forty-Four Million Five Hundred Thousand DOLLARS ($44,500,000) in lawful money of Canada, together with interest thereon from the ____ day of _____ 20__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments of principal and interest shall be as specified in the schedule attached commencing on the ____ day of _____ 20___, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority such further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this ____ day of _____, 20____.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 3080 cited as “Security Issuing (Vernon Active Living Centre) Bylaw No. 3080, 2026”, this Agreement is sealed with the Corporate Seal of the Regional District of North Okanagan and signed by the Chair and the Officer assigned the responsibility of financial administration thereof.

_____
Chair

_____
Chief Financial Officer

Pursuant to the *Local Government Act*, I certify that the within Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

_____
Deputy Inspector of Municipalities of British Columbia

Attachment 'A'

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal/Sinking Fund Deposit	Interest
	$	$	$
	$	$	$
	$	$	$

Attachment 'B'

THE CORPORATION OF THE CITY OF VERNON

RESOLUTION OF COUNCIL

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2026 Fall Borrowing Session, forty-four million and five hundred thousand dollars ($44,500,000.00) as authorized through the "Active Living Centre Loan Authorization Bylaw 5908, 2022" and that the Regional District of North Okanagan be requested to consent to our borrowing over a thirty (30) year term and include the borrowing in a Security Issuing Bylaw.

CARRIED

The undersigned hereby certifies the above resolution
to be a true copy of the resolution passed by
Council of the Corporation of the City of Vernon on June 8, 2026.

C. Isles

Cathy Isles
Deputy Corporate Officer

City Hall: 3400 30th Street, Vernon British Columbia V1T 5E6
Telephone (250) 545-1361 Fax (250) 545-7876
Administration Fax (250) 545-4048
www.vernon.ca

Airport: Telephone (250) 545-3035 Fax (250) 542-4533
City Yards: Telephone (250) 549-6757 Fax (250) 545-3345
Fire Department: Telephone (250) 542-5361 Fax (250) 542-7271
Planning & Engineering: Telephone (250) 550-3634 Fax (250) 545-5309

Attachment 'C'

THE CORPORATION OF THE CITY OF VERNON

BYLAW 5908

A bylaw to authorize The Corporation of the City of Vernon
to borrow the estimated cost of constructing an Active Living Centre

WHEREAS it is deemed desirable and expedient to construct an Active Living Centre facility servicing the City of Vernon;

AND WHEREAS the estimated cost of constructing an Active Living Centre, including expenses incidental thereto, is the sum of One Hundred and Twenty-one million dollars, $121,000,000.00, which is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council of the Corporation of the City of Vernon in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of an Active Living Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

   a) To borrow upon the credit of the Municipality a sum not exceeding One Hundred and Twenty-one million dollars, $121,000,000.00;

   b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of the said Active Living Centre.

2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.

3. This bylaw may be cited as the "Active Living Centre Loan Authorization Bylaw 5908, 2022."

Attachment 'C'

BYLAW 5908

PAGE 2

READ A FIRST TIME this 30th day of May, 2022.

READ A SECOND TIME this 30th day of May, 2022.

READ A THIRD TIME this 30th day of May, 2022.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES this 8th day of August, 2022.

RECEIVED THE ASSENT OF THE ELECTORS this 15th day of October, 2022

RECONSIDERED AND FINALLY PASSED AND ADOPTED this 28th day of November, 2022

Mayor

Corporate Officer

Attachment 'D'

BRITISH COLUMBIA

Certificate of Approval

Under the authority of the *Local Government Act*, I certify that Bylaw No. 5908, cited as the "Active Living Centre Loan Authorization Bylaw 5908, 2022" of the Corporation of the City of Vernon has been lawfully and validly made and enacted, and that its validity is not open to question on any ground in any court of British Columbia.

Dated this 6th *day of* January *, 2023*

Deputy Inspector of Municipalities of British Columbia

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Electoral Area Advisory Committee**	**File No:**	**3900.3081**
FROM:	**Corporate Services & Utilities**	**Date:**	**June 4, 2026**
SUBJECT:	**Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026**		

RECOMMENDATION:

That it be recommended to the Board of Directors, Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026 be given First, Second and Third Readings; and further,

That Bylaw No. 3081 be forwarded for Consent of the Participants.

SUMMARY:

At the Regular Meeting of the Board of Directors held on March 18, 2026, the Board considered and supported in principle an Official Community Plan and Zoning Amendment application, which proposes to change the land use designation of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F from Non-Urban to Commercial. The application also proposes to change the zoning of the same property from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone. Associated Bylaw Nos. 3070 and 3071 were given First Reading on April 15, 2026. One of the conditions prior to Adoption of Bylaw Nos. 3070 and 3071 is to satisfy the conditions of the Mabel Lake Water Utility to remove the subject property from the service area and decommission the existing service. If approved, the applicant proposes to develop a 127 site campground.

DISCUSSION:

As a result of the Board's resolution, the applicant has submitted a sufficient petition requesting that the subject property be removed from the Mabel Lake Community Domestic Water Service Establishment area. In follow-up, an amendment bylaw has been prepared for three readings and consent of the participants.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Statutory procedural requirements to amend the establishment bylaw would include the following:

1. First, Second and Third Readings of Bylaw No. 3081 by the Board;
2. Consent on behalf of Electoral Area "F";
3. Upon receiving consent of the participants, Bylaw No. 3081 can be Adopted by the Board.

Statutory approval by the Inspector of Municipalities is not required as the requirements of Section 2 of *BC Reg 113/2007 (Regional District Establishing Bylaw Approval Exemption Regulation)* have been met as the amendment is proposing to remove a parcel to the service area and the owner of the parcel has submitted a sufficient petition.

FINANCIAL/BUDGETARY CONSIDERATIONS:

Currently, the property is paying one (1) infrastructure base fee per year, which is $333 for 2026. When the property is removed from the service, this fee will no longer be collected from this property.

However, from a long-term perspective, if the property remained within the water service boundary without connecting to the water service, Mabel Lake Water would need to consider the capacity in infrastructure upgrades that are required in the future to increase capacity for potential development. This would result in oversizing infrastructure with increased capital costs to other developers and increases in operations, maintenance and renewal contributions for all customers for a capacity allotment that may never be used.

Submitted by:

Ashley Bevan
Corporate Officer

Reviewed and endorsed by:

Keiko Parker
Manager, Small Utilities

Reviewed and endorsed by:

Zee Marcolin
General Manager, Utilities

Approved for Inclusion:

David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3081

A bylaw to amend the Mabel Lake Community Domestic Water Service Establishment Bylaw No. 1908, 2003

WHEREAS the Regional District of North Okanagan has established the Mabel Lake Water Community Domestic Water Service cited as the "*Mabel Lake Community Domestic Water Service Establishment Bylaw No. 1908, 2003"*;

AND WHEREAS, Section 349 *[Amendment or repeal of establishing bylaws]* of the *Local Government Act*, RSBC 2015, Chapter 1, as amended, and Regulations passed pursuant thereto, authorizes the Regional District to amend an establishing bylaw at the option of the Board of Directors;

AND WHEREAS the Board of Directors has been petitioned to reduce the boundaries of the Mabel Lake Community Domestic Water Service Area;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

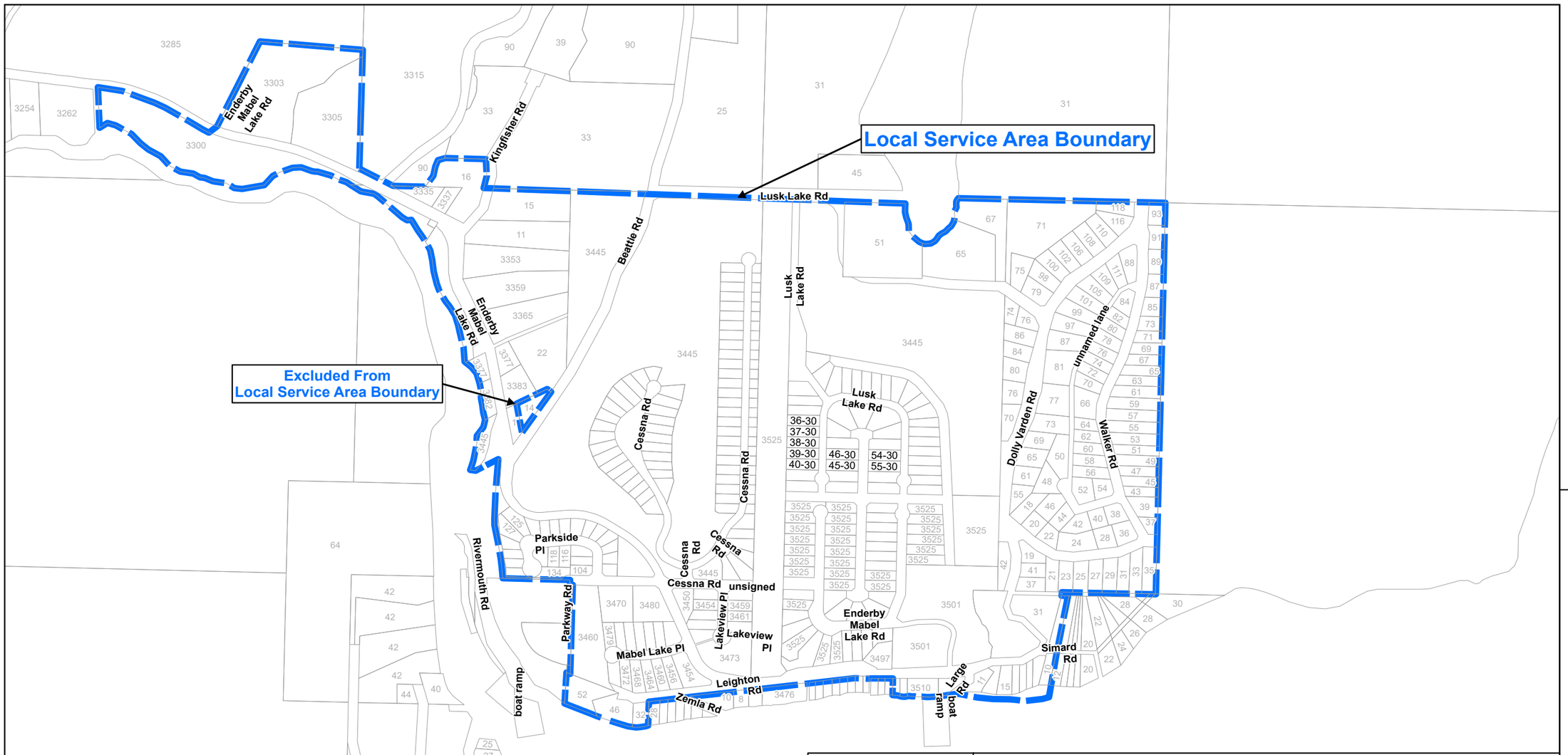
1. This Bylaw may be cited as ***"Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026"***.

AMENDMENT

2. Mabel Lake Community Domestic Water Service Establishment Bylaw No. 1908, 2003 is amended by:
    a. removing the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the service area boundary, and,
    b. repacing Schedule "A" with Schedule "A" attached to and forming part of this Bylaw.

Read a First, Second and THIRD Time	this	day of	, 2026
Consent provided by the participants	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair Shirley Fowler	Corporate Officer Ashley Bevan



REGIONAL DISTRICT NORTH OKANAGAN

1:7,500

Schedule "A" to"Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026"

Local Service Area Boundary

I hereby certify this to be a true and correct copy of Schedule "A" attached to and forming part of **"Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026"**

Dated at Coldstream, B.C. this _____ day

of _____, 2026.

_____

Corporate Officer

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Electoral Area Advisory Committee**	**File No:**	**3060.10.01**
FROM:	**Planning Department**	**Date:**	**May 22, 2026**

SUBJECT: Wildfire Development Permit Area and Housing Target- OCP Amendments

RECOMMENDATION 1:

That in accordance with Section 477 of the *Local Government Act*, Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, which proposes to amend the Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 by amending Section 2.3 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.4 Wildfire Interface-Protection of Development From Hazardous Conditions, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 2:

That in accordance with Section 477 of the *Local Government Act*, Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, which proposes to amend the Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011 by amending Section 2.2 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 12.3 Hazardous Lands Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 3:

That in accordance with Section 477 of the *Local Government Act*, Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 by amending Section 1.5 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.5 Wildfire Hazard Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026 referral process outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

RECOMMENDATION 4:

That in accordance with Section 477 of the *Local Government Act*, Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, which proposes to amend the Silver Star Official Community Plan Bylaw No. 1925, 2004 by amending Section K.5.0 Wildfire Hazard, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

SUMMARY:

Housing Unit Targets
In response to the enactment of Bill 44- Housing Statutes (Residential Development) Amendment Act, the Electoral Areas have been given 20-year housing targets. The Province of British Columbia set this target to help meet growing housing needs and increase the supply of homes across the region.

The Electoral areas are well-positioned to meet these targets. There is enough land in the region that is already designated in the Official Community Plan (OCP) and zoned to support the level of growth identified/required by the province.

Wildfire Development Permit Areas
At the May 7, 2026, Electoral Area Advisory Committee (EAAC) meeting, staff were directed to prepare amendment bylaws to incorporate FireSmart Policies and Development Permit Area guidelines for the five Electoral Areas and Silver Star. This customized approach reflects the rural, large-lot landscape of Electoral Areas D & E, the need for a higher level of oversight in areas B, C, and F, where there are several historic small-lot subdivisions, and an even higher level of review at Silver Star, where the wildfire risk is the most significant and egress is limited. All three approaches align with FireSmart principles and support proactive wildfire risk reduction.

DISCUSSION:

1) Housing Targets
In November 2023, the Province passed Bill 44 -the Housing Statutes (Residential Development) Amendment Act, requiring all local governments in B.C. to permit Small-Scale Multi-Unit Housing (SSMUH), such as townhomes, triplexes, and laneway homes where both water and sewer services exist. The intent was to "modernize" zoning regulations by increasing density without the need for rezoning and to facilitate faster housing development. In areas where only water or sewer is available, an automatic secondary suite was permitted.

Bill 44 has two key components: (1) mandating zoning bylaw updates to allow increased density through SSMUH, and (2) requiring housing needs to be projected over a 20-year period and reflected in Official Community Plans (OCPs) and zoning bylaws.

In June 2024, the Province released the Guidelines for Housing Needs Reports - HNR Method Technical Guidance (Attachment 1), outlining a standardized method for estimating housing demand

over 5- and 20-year periods. The University of British Columbia's Housing Needs Report (HNR) Calculator, which follows the Ministry of Housing's HNR method, was used to estimate the total number of housing units required to address the Electoral Areas' current and anticipated housing needs over 5- and 20-year time frames.

Six components [1]are considered to identify the total housing need, which are summed and rounded to the nearest whole number:

- The number of housing units for households in extreme core housing need
- The number of housing units for individuals experiencing homelessness
- The number of housing units for suppressed households
- The number of housing units for anticipated household growth
- The number of housing units required to increase the rental vacancy rate to 3% and
- The number of housing units that reflects additional local housing demand

RDNO staff have updated the Electoral Area Housing Needs Reports using this method. The 5-Year and 20- Year targets are as follows:

Table 1- Housing Targets Electoral Areas

	5-Year	**20- Year**
EA B	184	598
EA C	265	873
EA D	182	604
EA E	87	301
EA F	277	915

This report analyzes the Electoral Area housing targets under the new requirements and compares them with the development capacity currently permitted by the existing zoning and OCP designations.

Legislative Requirements

By January 1, 2025, Local Governments must have completed interim Housing Needs Reports that identify housing targets to accommodate growth over the next 20 years. These reports are complete for all Member Municipalities and Electoral Areas within the RDNO; however, analysis of land availability to meet those targets was not mandatory for the Electoral Areas, unlike municipalities. With funding for Bill 44 implementation set to expire by the end of 2026, the Planning Department has undertaken this work to capitalize on the remaining grant funds and current capacity within the planning department.

With the unit counts determined and received by the Board, the local government must:

- Review map designations in the Official Community Plans to ensure they provide for at least the twenty-year total number of housing units required to meet anticipated housing needs.
- Include housing policies respecting each class of housing required to address the most recent Housing Needs Report.
- Within the prescribed period after the most recent housing needs report is received, if necessary (i.e., a community cannot accommodate the twenty-year housing unit requirement), adopt an Official Community Plan that includes statements, maps and housing policies to meet that new anticipated demand.
- Local governments must review their Zoning Bylaw to ensure it permits the use and density necessary to accommodate the twenty-year target for housing units. If it is determined that the housing targets cannot be met, amendments to the Zoning Bylaw will be required.

[1] The definitions for extreme core housing need, suppressed households etc. can be found in Attachment 1 of this report

Build-Out Estimates Methodology

To estimate how much housing the Electoral Areas could support in the future, RDNO staff used mapping tools (GIS) along with a review of both the OCP and zoning map designations and supporting land use policies. Given the limited sewer infrastructure within the Electoral Areas, it was determined that, as a starting point, staff utilized the basis that all residential and rural residential parcels can accommodate two dwelling units. Based on BC Assessment Authority data, the properties that already have a suite were removed from the count as they are considered built out in this analysis; however, staff added an additional threshold for properties 4 ha or larger to include the permitted three units. Drilling down beyond the two and three-unit thresholds identified above would have taken significantly more effort, and it was felt that if the conservative count of secondary dwellings throughout the region clearly met the required 20-year target, additional time on potential future growth and subdivision scenarios would not be required.

All five Electoral Areas have met the 20-year targets based on the vacant land inventory and the ability to permit secondary suites throughout the region. The total number of parcels within the electoral areas alone indicates there is more than enough existing and future capacity to accommodate housing as identified by the province, and it should be noted that the counts in Table 3 are conservative estimates. The table below shows how varied the zoning bylaw is in the number of dwelling units permitted by parcel size and zone, therefore, there is even greater potential for additional units beyond what has been accounted for.

Table 2- Zoning Bylaw 3000- Housing Units permitted by parcel size

Zoning	Size	Maximum units
Rural Residential		
SH		X 2
CR, LH, NU	< 2 ha	X 2
CR	2 – 4 ha	X 3
CR	>4 ha	X 4
LH	2 – 30.5 ha	X 3
LH	>45 ha	X 5
NU	2 – 14.4 ha	X 3
NU	14.4 – 21.6 ha	X 4
NU	>21.6 ha	X 5
Residential		
R1 & R2		X 2
R3 – no community water/sewer		X 2
R3 – with community water/sewer	< 1,300 m^2	X 4
R3 – with community water/sewer		X 45 per ha
In the ALR		
SH,CR	< 2 ha	X 2
CR & NU, LH	>2 ha	X 3

The table below highlights the parcel base, as it stands, and the fact that each Electoral Area has more than enough land designated and zoned to meet the 20-year housing targets:

Table 3. Electoral Area Parcel Count and Existing Housing Unit Capacity

	Total Parcel Count in EA	20- Year Housing Unit Target	Current Housing Units permitted through OCP Designations	Current Housing Units permitted through Zoning
EA B	1,423	598	1,185	1,171
EA C	1,569	873	1,573	1,484
EA D	1,765	604	1,974	1,774
EA E	890	301	1,118	1,091
EA F	2,761	915	2,806	2,405

Proposed OCP amendments

Staff recommends that the housing targets and existing and future housing unit capacity be included in each Electoral Area Official Community Plan to highlight compliance with Bill 44 and the Housing Statutes (Residential Development) Amendment Act.

2) Wildfire Development Permit Triggers and Requirements

Staff have drafted the Wildfire Interface- Protection of Development from Hazardous Conditions DPA. Property owners within the High Wildfire Hazard Areas, as shown in the attached Bylaw Amendments, will trigger specific requirements depending on the development type and the Electoral Area. The proposed Development Permit Areas are outlined below.

Electoral Areas D & E

At the time of **Building Permit**, if you were to construct an accessory building or a single-family dwelling, you would receive:

- FireSmart education materials as part of the Building Permit process. A Development Permit or Development Permit Waiver would not be required.



If you were to **subdivide** a property resulting in three lots or less, you would require:

- A Development Permit indicating compliance with the Wildfire Development Permit Guidelines.

If you were to **subdivide** a property and create four or more lots, you would require:

- A Development Permit which includes:
  - A report prepared by a Registered Professional Forester with experience in fire safety.
  - A Section 219 Restrictive Covenant *may* be required.

Guidelines would be prescriptive for landscaping, fire-resistant roofing, and cladding. Additional guidelines would be recommendations rather than requirements.

Electoral Areas B & C and F

At the time of **Building Permit**, if you were to build an accessory building less than 55 m^2 (592 ft^2), you would require:

- A Development Permit Waiver ($40 fee). Applicants would then receive FireSmart educational materials on how to best protect their property from wildfire hazard.



At the time of **Building Permit**, if you were to build a single-family dwelling or an accessory building greater than 55 m^2 (592 ft^2), you would require:

- A Development Permit indicating compliance with the Wildfire Development Permit Guidelines.

If you were to **subdivide** a property and create three lots or less, you would require:

- A Development Permit indicating compliance with the Wildfire Development Permit Guidelines.



If you were to **subdivide** a property and create four or more new lots, you would require:

- A Development Permit, which includes.
  - A report prepared by a Registered Professional Forester with experience in fire safety.
  - A Section 219 Restrictive Covenant *may* be required.

Guidelines would be prescriptive for landscaping, fire-resistant roofing, and cladding. Additional guidelines would be recommendations rather than requirements.

Silver Star

At the time of **Building Permit**, if you were to build an accessory building or a single-family dwelling, you would require:

- A Development Permit indicating compliance with the Wildfire Development Permit Guidelines.



If you were to **subdivide** a property and create any additional lots, you would require:

- A Development Permit which includes:
  - A report prepared by a Registered Professional Forester with experience in fire safety.
  - A Section 219 Restrictive Covenant *may* be required.

Guidelines would be prescriptive for landscaping, fire-resistant roofing, decking, and cladding. Additional guidelines would be recommendations rather than requirements

Exemptions applicable to all Electoral Areas and Silver Star:

- Development that demonstrates compliance with the FireSmart BC guidelines.
- An addition to an existing approved building that is not in excess of 10% of the existing gross floor area.
- Interior renovations to existing buildings.
- Construction comprised entirely of non-combustible materials such as metal, stone, or concrete.
- Proposals for landscape maintenance, installation, and land alteration activities that do not increase wildfire risk.
- Activities covered by an existing registered covenant on title for wildfire hazard reduction, provided all covenant conditions have been met and remain unaffected.
- Normal farm practices in accordance with the *Farm Practices Protection Act*.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Section 477 of the Local Government Act (LGA) states that during the amendment of an OCP, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it believes will be affected. Specifically, local governments must consider whether consultation is required with the board of any regional district that

is adjacent to the area covered by the plan, the council of any municipality that is adjacent to the area covered by the plan, First Nations, school districts and Provincial and Federal governments and their agencies.

Section 476 of the LGA states that if a local government proposes to amend an OCP for an area that includes any part of a school district, the local government must consult with the school district board when preparing or amending the OCP.

Section 477 of the LGA requires that, after First Reading, a local government consider the OCP amendment in conjunction with its Financial Plan and any applicable Solid Waste Management Plan.

In keeping with Sections 475, 476, and 477 of the LGA, it is recommended that, following First Reading, OCP Amendment Bylaws be referred to the Regional District of North Okanagan Chief Financial Officer, the RDNO Manager of Environmental Services, School District No. 22 and 83, the Ministry of Transportation and Transit and First Nations (Okanagan Indian Band and Splatsin).

Submitted by:

Laura Frank,
Planning Manager

Reviewed and endorsed by:

Rob Smailes,
General Manager, Planning and Building

Approved for Inclusion:

David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3082

A bylaw to amend Electoral Areas "B" and "C" Official Community Plan
Bylaw No. 2626, 2014, as amended

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014"* as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan, in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as **"*Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026*"**.

AMENDMENTS

2. Schedule "A" of *Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014* is amended by removing Section 2.3 Housing and replacing it with the text below:

2.3 HOUSING AND HOUSING UNIT TARGETS

Electoral Areas "B" and "C" are dominated by single-family detached homes, a common type in more rural areas. To meet growing housing demand, the province passed Bill 44 – the Housing Statutes (Residential Development) Amendment Act - requiring all local governments in B.C. to permit Small-Scale Multi-Unit Housing (SSMUH), such as townhomes, triplexes, and laneway homes where both community sewer and water exist. In areas without both sewer and water services, a secondary suite is outright permitted. The intent was to modernize zoning regulations, facilitate faster housing development, and increase supply.

Bill 44 has two key components:

1. mandating zoning bylaw updates to allow increased density through SSMUH, and
2. requiring housing needs to be projected over 20 years and reflected in Official Community Plans (OCPs) and Zoning bylaws.

Results from the Electoral Areas B and C Housing Needs Assessment, prepared in 2020, suggested a potential decline in population based on historic trends, with 76 fewer households in Area B and 68 fewer homes in Area C by 2025. These projections were reviewed in 2024 and updated by implementing the Housing Needs Report (HNR) Calculator, a standardized method for estimating housing demand over 5- and 20-year periods.

The HNR tool calculated a 5-year housing target of 184 new units and a 20-year housing target of 598 new units for Electoral Area B. Electoral Area C's HNR calculation resulted in a 5-year housing target of 265 new units and a 20-year housing target of 873 new units. The Province of British Columbia set this target to help meet growing housing needs and increase the supply of homes across the region. Areas B and C are well-positioned to meet this goal. There is sufficient land in the community, designated in the Official Community Plan (OCP) and zoned, to support this level of growth. The Electoral Area Zoning Bylaw No. 3000 conservatively allows for the potential development of 1,171 additional units, and the OCP provides for 1,185 units in Area B, satisfying the province's assigned 20-year target of 598 new dwelling units. The Electoral Area Zoning Bylaw No. 3000 conservatively allows for the potential development of 1,484 additional units, and the OCP provides for 1,573 units in Area C, satisfying the province's assigned 20-year target of 873 new dwelling units.

3. Schedule "A" of *Electoral Area "B" and "C" Official Community Plan Bylaw No. 2626, 2014* is amended by removing Section 16.4 Wildfire Interface - Protection of Development from Hazardous Conditions and replacing it with the text below:

16.4 WILDFIRE INTERFACE – PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

Designation

16.4.1 The Wildfire Hazard Development Permit Area is designated under Section 488(1)(b) of the *Local Government Act*. The primary objective of the Wildfire Hazard Development Permit Area designation is to ensure that particular development and maintenance measures are implemented to protect persons and property from wildfire hazard, and to ensure that property owners are aware of the wildfire hazard. It is also important that ecosystem values are addressed in wildfire mitigation activities and not overlooked during the assessment and implementation of works.

16.4.2 Unless a Development Permit waiver or exemption applies (see Section 16.4.7 and 16.4.8 for waiver and exemption criteria), development on lands, as identified in Schedule 'D', will require a Wildfire Hazard Development Permit prior to any of the following activities:

a. Issuance of a Building permit; or
b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*.

Area

16.4.3 The Okanagan has a naturally dry climate, and Electoral Areas "B" and "C" are located within the community interface of extensive forested and grassland areas. Fire behaviour modelling and the proximity of homes to the forest interface have been assessed as part of the Community Wildfire Protection Plan. As part of this plan, areas of moderate to high wildfire risk have been identified, highlighting significant areas within the RDNO located adjacent to forest land that pose a wildfire risk.

Given these conditions, the areas shown on Schedule 'D' are designated as a Development Permit Area for the protection of development from wildfire hazard. Establishing a wildfire development permit area helps ensure that new construction and subdivisions incorporate FireSmart practices (https://begins-at-home-guide.firesmartbc.ca/), which reduce the risk to people and property from wildfire hazards.

Development Permit Submission Requirements and General Guidelines

16.4.4 Unless a Development Permit Waiver has been granted or an exemption applies, Development Permit applications involving the construction of a building within the development permit area must include a site plan and building plan indicating compliance with the guidelines outlined in section 16.4.5. Development permit applications for subdivisions that result in two or fewer additional lots within the development permit area must include a plan of subdivision indicating compliance with the guidelines outlined in Section 16.4.5. It will be a condition of each development permit that the land be developed and maintained in accordance with the plans submitted and the approved Development Permit. The Wildfire Development Permit Guidelines have been developed in accordance with FireSmart B.C guidelines which can be referenced as best practice for wildfire risk mitigation.

Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:

a. the distance specified in the guideline;
b. the property line, unless permission has been granted by the adjacent property owner; or
c. the boundary of an environmentally sensitive area unless clearing is carried out in accordance with the recommendations of a QEP.

16.4.5 Wildfire Development Permit Guidelines:

a. Landscaping
   i. The area of the development parcel within 1.5 meters of any building must be cleared and kept free of all vegetation and combustible material.
   ii. Landscaping on the development parcel within 1.5-10 meters of any building must be done with fire-resistant vegetation and non-combustible materials. Examples of fire-resistant vegetation include Alder, Maple, and Poplar trees. Examples of fire-prone vegetation to avoid include Juniper and Cedar trees, and ornamental grasses. More information on FireSmart vegetation can be found here (https://firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_v2.pdf)
   iii. Vegetation on the development parcel within 10-30 meters of any building should be thinned and maintained to a minimum of 3 meters of horizontal space between tree crowns or 6 meters between stems.
   iv. Branches within 10-30 meters of any building should be pruned so they are at least 2 meters above the ground.



b. Buildings and Site Design
   i. Roof coverings on every building must be fire-rated Class A or Class B fire resistance classification (ULC/ASTM). Class A roofing materials include asphalt fibreglass composition shingles, clay tiles, slate, (non-aluminum) metal roofs, and concrete tiles.
   ii. Any material used for cladding exterior surfaces and manufactured home skirting must be non-combustible, Class A, or Class B fire resistance (ULC/ASTM). Class A cladding includes metal, fibre-cement panels/boards, cementitious, stucco, and stone.
   iii. Ventilation openings in exterior walls, roofs, eaves, and soffits should be covered with non-combustible corrosion-resistant mesh with openings no larger than 3 mm; non-combustible self-closing flaps exhausts/intakes to combustion appliances are exempt where permissible in the B.C. Building Code and the manufacturer's recommendations.
   iv. Balconies, decks, and patios should feature an ignition-resistant or non-combustible top surface. Examples include: concrete, tile, Class A composite decking, and other fire-resistive coverings.
   v. All accessory buildings such as sheds, garages, barns, firewood storage, gazebos and other structures made of combustible materials must be a minimum of 10 meters from the primary structure unless the accessory building complies with the Buildings and Site Design guidelines.
   vi. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
   vii. Development should be set back a minimum of 10 meters from the top of ridgelines, cliffs, ravines, or slopes for a minimum horizontal distance of 10 meters.
   viii. Integration of a defensible space around a building should include adequate emergency vehicle access and access to a reliable water supply available to firefighters.
   ix. Developers of new subdivisions in wildfire hazard areas should consider the integration of trails, roads and cleared parkland around development, which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in hazard areas.

16.4.6 Prior to the approval of subdivisions that result in three or more additional lots within the Wildfire Hazard Development Permit Area, a report prepared by a Registered Professional Forester with a scope of practice in wildfire planning shall be required that assesses the proposed development, and

a. Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Ecosystem Restoration Objectives and considers ecological values on the land or landscape, specifically wildlife, soil conservation and riparian habitat;

b. May recommend that a Section 219 Restrictive Covenant be registered under the *Land Title Act* against the title for the subject property for all areas determined by the Registered Professional Forester to be a risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Regional District of North Okanagan in the event that damage to property may occur as a result of a wildfire.

Exemptions and Development Permit Waiver Qualifications

16.4.7 Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the *Local Government Act*, the following development proposals may not require Development Permits:

a. Development that demonstrates compliance with the following FireSmart practices:
   i. Landscaping in accordance with Section 16.4.5.a above.
   ii. Non-combustible, Class A, or Class B (ULC/ASTM) roofing materials and exterior cladding.

16.4.8 Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the *Local Government Act*, Development projects may qualify for a Development Permit waiver as outlined below.

a. Construction of an accessory building less than 55 m^2 (592 ft^2).
b. Proposals where a Registered Professional Forester with a scope of practice in wildfire planning determines the property is not subject to wildfire hazard.
c. Subdivision for the purpose of lot consolidation, boundary adjustment, or road widening, whereby additional parcels would not be created.
d. An addition to an existing approved building that is less than 10% of the existing total gross floor area.
e. Interior renovations to existing buildings.
f. Construction comprised entirely of non-combustible materials such as metal, stone, or concrete.
g. Proposals for landscape maintenance, installation, and land alteration activities that do not increase wildfire risk.
h. Activities covered by an existing registered covenant on title for wildfire hazard reduction, provided all covenant conditions have been met and remain unaffected.
i. Normal farm practices in accordance with the *Farm Practices Protection Act*.

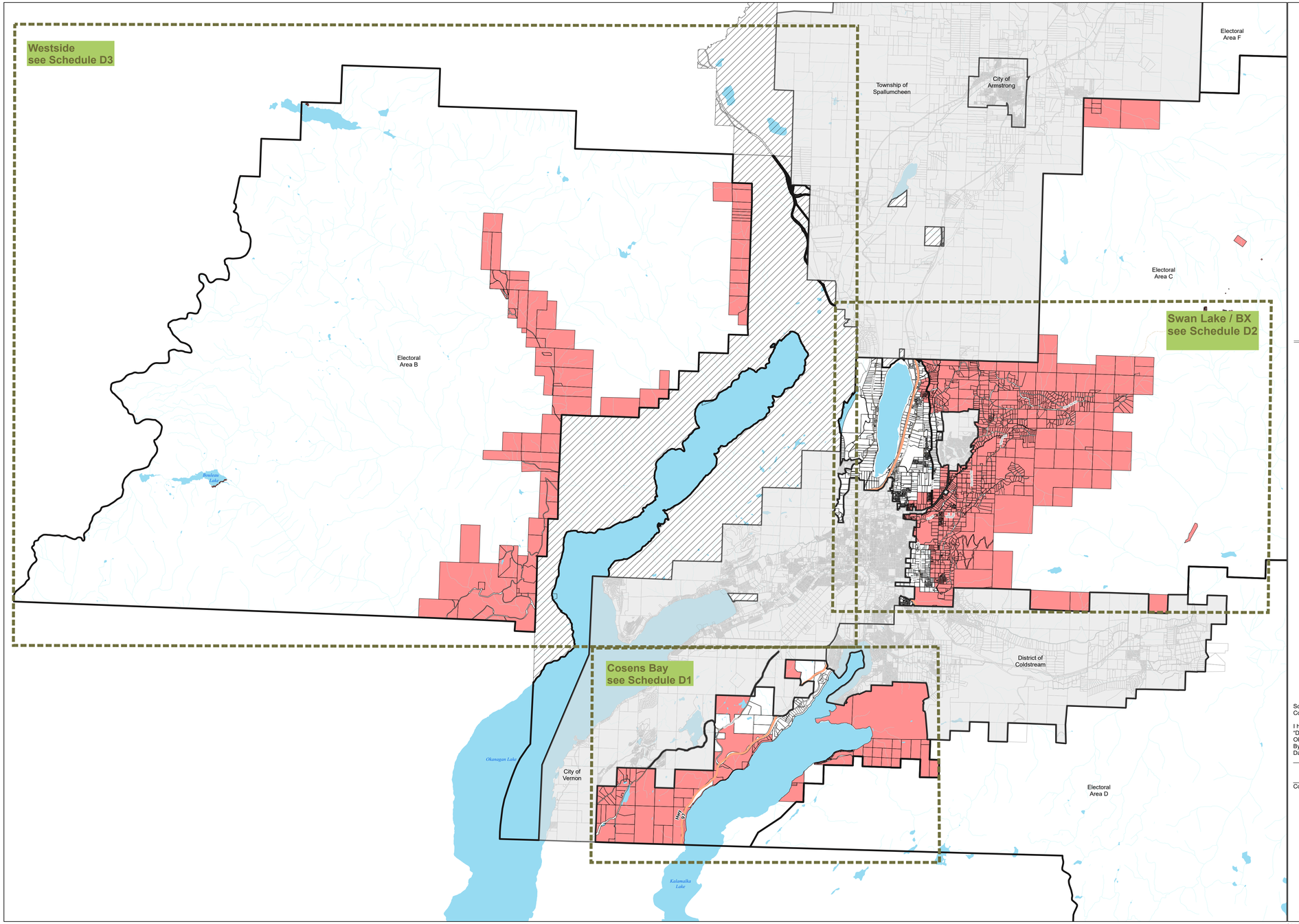
SCHEDULES

4. Remove Schedule "D" attached to and forming part of Electoral Areas "B" and "C" Official *Community Plan Bylaw No. 2626, 2014* and replace with Schedule "D" attached to and forming part of *Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026.*

Read a First Time	this	day of	, 2026
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	day of	, 2026
Read a Second Time	this	day of	, 2026
Advertised on	this	day of	, 2026
	this	day of	, 2026
Delegated Public Hearing held	this	day of	, 2026
Read a Third Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair

Deputy Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

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REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREAS B & C OFFICIAL COMMUNITY PLAN

Schedule D
Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2626, 2014.

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "D" to accompany Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026.

I hereby certify that this is a true and correct copy of Schedule "D" attached to and forming part of Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014.
Dated at Coldstream, BC this _____ day of _____, 20__

_____
Corporate Officer

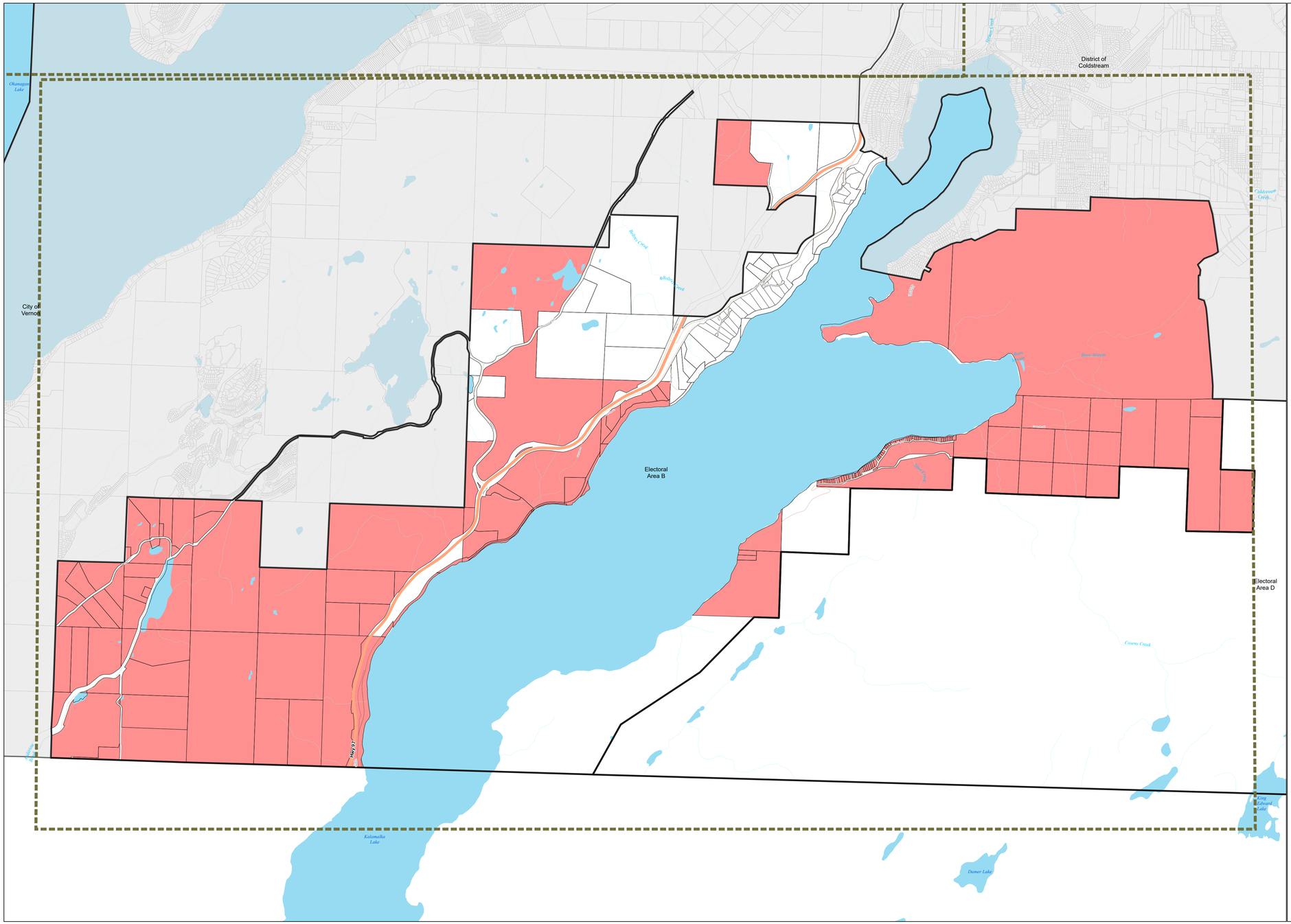
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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREAS B & C OFFICIAL COMMUNITY PLAN

Schedule D1 - Cosens Bay Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2626, 2014.

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "D" to accompany Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026.

I hereby certify that this is a true and correct copy of Schedule "D" attached to and forming part of Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014.
Dated at Coldstream, BC this _____ day of _____, 20__

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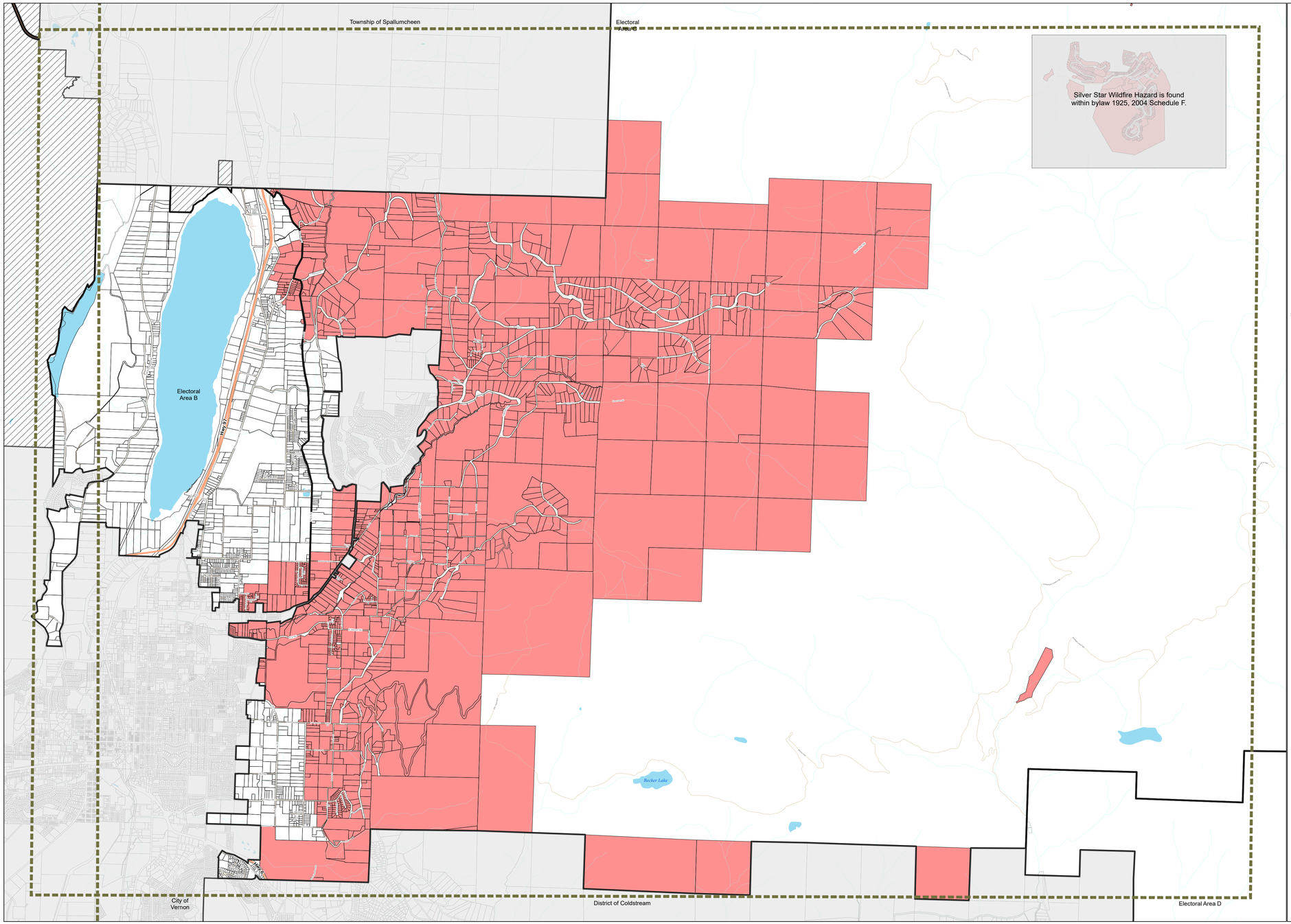
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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREAS B & C OFFICIAL COMMUNITY PLAN

Schedule D2 - Swan Lake / BX Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2626, 2014.

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "D" to accompany Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026.

I hereby certify that this is a true and correct copy of Schedule "D" attached to and forming part of Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014.
Dated at Coldstream, BC this _____ day of _____, 20__

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Corporate Officer

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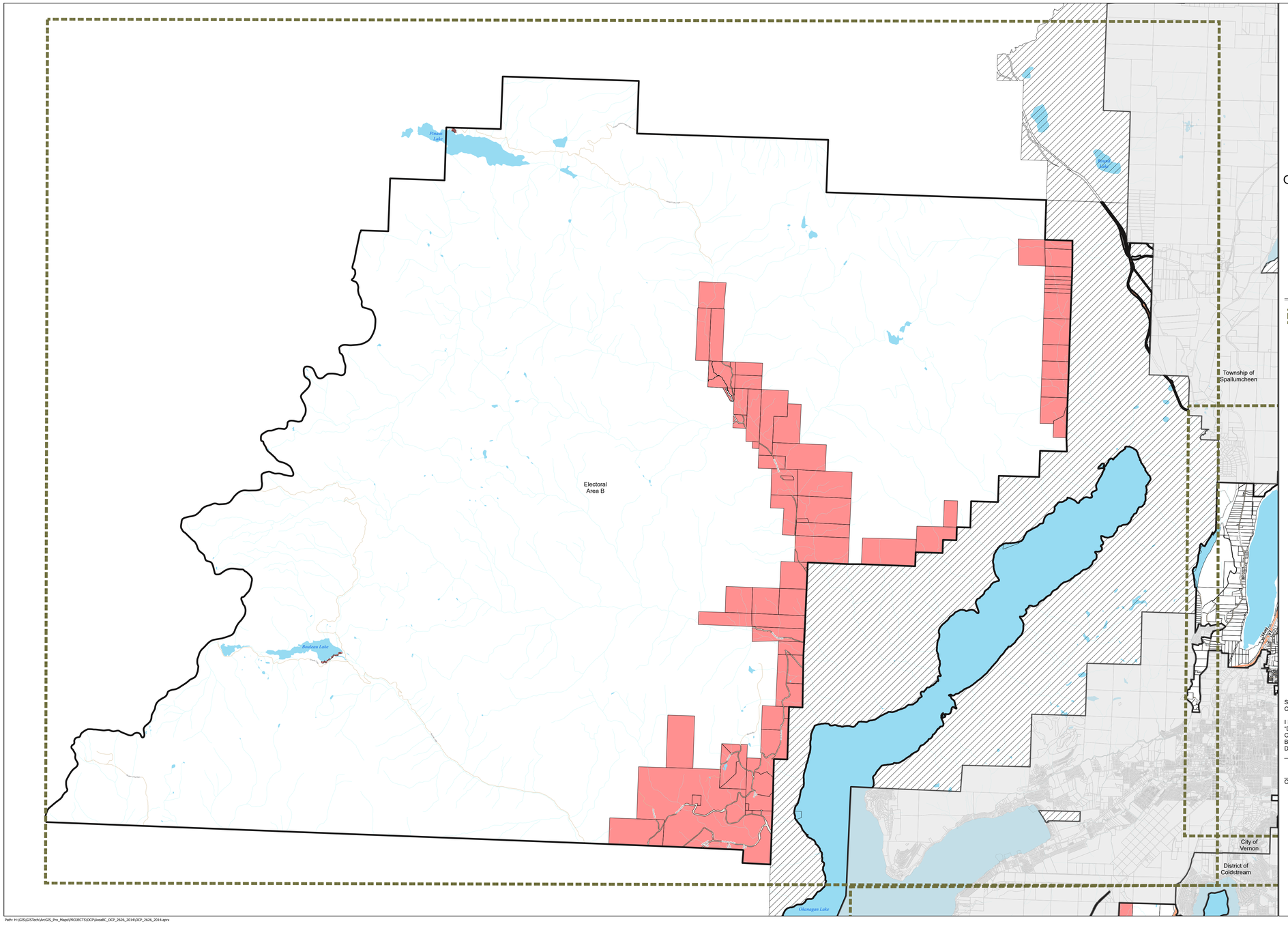
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Last Update: June 2026

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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREAS B & C OFFICIAL COMMUNITY PLAN

Schedule D3 - Westside Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2626, 2014.

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "D" to accompany Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026.

I hereby certify that this is a true and correct copy of Schedule "D" attached to and forming part of Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014.
Dated at Coldstream, BC this _____ day of _____, 20__

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Last Update: June 2026

Map Produced : June 2026

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REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3083

A bylaw to amend Electoral Areas "D" and "E" Official Community Plan
Bylaw No. 2485, 2011, as amended

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011"* as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan, in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as **"*Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026*"**.

AMENDMENTS

2. Schedule "A" of *Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011* is amended by removing 2.2 Housing and replacing it with the text below:

2.2 HOUSING AND HOUSING UNIT TARGETS

Electoral Areas "D" and "E" contain a very high percentage of single-family detached homes. Although these communities do not have a large supply of rental housing, the average value of a dwelling is more affordable than the BC average. Despite being "more affordable" than the provincial average, members of both communities are dealing with higher housing costs than ever before. To meet growing housing demand, the province passed Bill 44 – the Housing Statutes (Residential Development) Amendment Act - requiring all local governments in B.C. to permit Small-Scale Multi-Unit Housing (SSMUH), such as townhomes, triplexes, and laneway homes where both community sewer and water exist, and in areas that don't have both sewer and water services, a secondary suite is outright permitted. The intent was to modernize zoning regulations and facilitate faster housing development.

Bill 44 has two key components:

1. mandating zoning bylaw updates to allow increased density through SSMUH, and
2. requiring housing needs to be projected over 20 years and reflected in Official Community Plans (OCPs) and Zoning bylaws.

Results from the Electoral Area D and E Housing Needs Assessment, prepared in 2020, suggested a potential decline in population based on historic trends, with 114 fewer households in Area D by 2025 and a modest increase of 61 homes in Area E. These projections were reviewed in 2024 and updated by implementing the Housing Needs Report (HNR) Calculator, a standardized method for estimating housing demand over 5- and 20-year periods.

The HNR tool calculated a 5-year housing target of 182 new units and a 20-year housing target of 604 new units for Electoral Area D. The HNR tool calculated a 5-year housing target of 87 new units and a 20-year housing target of 301 new units for Electoral Area E. The Province of British Columbia set this target to help meet growing housing needs and increase the supply of homes across the region. Areas D and E are already well-positioned to meet this goal. There is sufficient land in the community, designated in the Official Community Plan (OCP) and zoned, to support this level of growth. The Electoral Area Zoning Bylaw No. 3000 allows conservatively for the potential development of 1,774 additional units. The OCP provides for 1,974 units in Electoral Area D. The Electoral Area Zoning Bylaw No. 3000 allows conservatively for the potential development of 1,091 additional units. The OCP provides for 1,118 units in Electoral Area E — satisfying the assigned 20-year targets set by the province of 604 new dwelling units for Area D and 301 new dwelling units for Area E.

3. *Electoral Area "D" and "E" Official Community Plan Bylaw No. 2485, 2011* is amended by adding a new Section 12.5 Wildfire Interface- Protection of Development From Hazardous Conditions DPA as follows:

12.5 WILDFIRE INTERFACE- PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

Designation

12.5.1 The Wildfire Hazard Development Permit Area is designated under Section 488(1)(b) of the *Local Government Act*. The primary objective of the Wildfire Hazard Development Permit Area designation is to ensure that development and maintenance measures are implemented to protect persons and property from wildfire hazard, and to ensure that property owners are aware of the wildfire hazard. It is also important that ecosystem values are addressed in wildfire mitigation activities and not overlooked during the assessment and implementation of works.

12.5.2 Unless a Development Permit exemption applies (see sec. 12.5.7 exemption criteria), development on lands, as identified in Schedule 'F', will require a Wildfire Hazard Development Permit prior to any of the following activities:
a. Subdivision as defined in the *Land Title Act* and *Strata Property Act*.

Area

12.5.3 The Okanagan has a naturally dry climate, and Electoral Areas "D" and "E" are located within the community interface of extensive forested and grassland areas. Fire behaviour modelling and the proximity of homes to the forest interface have been assessed as part of the Community Wildfire Protection Plan. As part of this plan, areas of moderate to high wildfire risk have been identified, highlighting significant areas within the RDNO located adjacent to forest land that pose a wildfire risk.

Given these conditions, the areas shown on Schedule 'F' are designated as a Development Permit Area for the protection of development from wildfire hazard. Establishing a wildfire development permit area helps ensure that new construction and subdivisions incorporate FireSmart practices (https://begins-at-home-guide.firesmartbc.ca/), which reduce the risk to people and property from wildfire hazards.

Development Permit Submission Requirements and General Guidelines

12.5.4 Unless a Development Permit exemption applies, Development Permit applications for subdivisions that result in two or fewer additional lots within the development permit area must include a plan of subdivision indicating compliance with the guidelines outlined below. It will be a condition of each development permit that the land be developed and maintained in accordance with the plans submitted and the approved Development Permit. The Wildfire Development Permit Guidelines have been developed in accordance with FireSmart B.C guidelines which can be referenced as best practice for wildfire risk mitigation.

Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:

a. the distance specified in the guideline;
b. the property line, unless permission has been granted by the adjacent property owner; or
c. the boundary of an environmentally sensitive area unless clearing is carried out in accordance with the recommendations of a QEP.

12.5.5 Wildfire Development Permit Guidelines:

a. Landscaping
   i. The area of the development parcel within 1.5 meters of any building must be cleared and kept free of all vegetation and combustible material.
   ii. Landscaping on the development parcel within 1.5-10 meters of any building must be done with fire-resistant vegetation and non-combustible materials. Examples of fire-resistant vegetation include Alder, Maple, and Poplar trees. Examples of fire-prone vegetation to avoid include Juniper and Cedar trees, and ornamental grasses. More information on FireSmart vegetation can be found here.
   (https://firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_v2.pdf)
   iii. Vegetation on the development parcel within 10-30 meters of any building should be thinned and maintained to a minimum of 3 meters of horizontal space between tree crowns or 6 meters between stems.
   iv. Branches within 10-30 meters of any building should be pruned so they are at least 2 meters above the ground.



b. Buildings and Site Design
   i. Roof coverings on every building must be fire-rated Class A or Class B fire resistance classification (ULC/ASTM). Class A roofing materials include asphalt fibreglass composition shingles, clay tiles, slate, (non-aluminum) metal roofs, and concrete tiles.
   ii. Any material used for cladding exterior surfaces and manufactured home skirting must be non-combustible, Class A, or Class B fire resistance (ULC/ASTM). Class A cladding includes metal, fibre-cement panels/boards, cementitious, stucco, and stone.
   iii. Ventilation openings in exterior walls, roofs, eaves, and soffits should be covered with non-combustible corrosion-resistant mesh with openings no larger than 3 mm; non-combustible self-closing flaps exhausts/intakes to combustion appliances are exempt where permissible in the B.C. Building Code and the manufacturer's recommendations.
   iv. Balconies, decks, and patios should feature an ignition-resistant or non-combustible top surface. Examples include concrete, tile, Class A composite decking, and other fire-resistant coverings.
   v. All accessory buildings such as sheds, garages, barns, firewood storage, gazebos and other structures made of combustible materials must be a minimum of 10 meters from the primary structure unless the accessory building complies with the Buildings and Site Design guidelines.
   vi. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
   vii. Development should be set back a minimum of 10 meters from the top of ridgelines, cliffs, ravines, or slopes for a minimum horizontal distance of 10 meters.
   viii. Integration of a defensible space around a building should include adequate emergency vehicle access and access to a reliable water supply available to firefighters.

ix. Developers of new subdivisions in wildfire hazard areas should consider the integration of trails, roads and cleared parkland around development, which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in hazard areas.

12.5.6 Prior to the approval of subdivisions that result in three or more additional lots within the Wildfire Hazard Development Permit Area, a report prepared by a Registered Professional Forester with a scope of practice in wildfire planning shall be required that assesses the proposed development, and

a. Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Ecosystem Restoration Objectives and considers ecological values on the land or landscape, specifically wildlife, soil conservation and riparian habitat;
b. May recommend that a Section 219 Restrictive Covenant be registered under the *Land Title Act* against the title for the subject property for all areas determined by the Registered Professional Forester to be a risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Regional District of North Okanagan in the event that damage to property may occur as a result of a wildfire.

Exemptions

12.5.7 Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the *Local Government Act*, the following development proposals may not require Development Permits:

a. Proposals where a Registered Professional Forester with a scope of practice in wildfire planning determines the property is not subject to wildfire hazard.
b. Subdivision for the purpose of lot consolidation, boundary adjustment, or road widening, whereby additional parcels would not be created.
c. Activities covered by an existing registered covenant on title for wildfire hazard reduction, provided all covenant conditions have been met and remain unaffected.

SCHEDULES

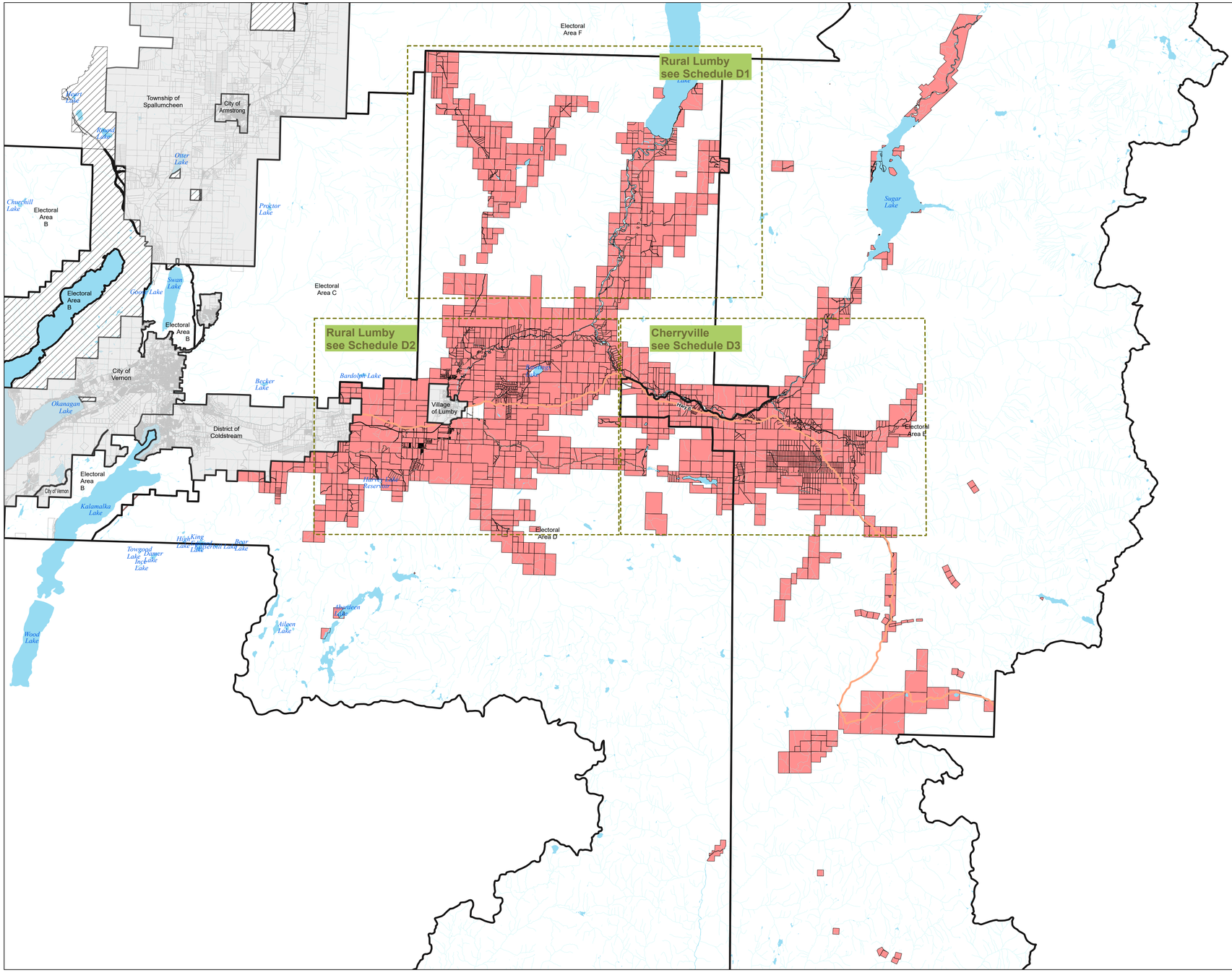
4. Add Schedule "F" attached to and forming part of *Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, as Schedule "F" attached to and forming part of Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011.*

Read a First Time	this	day of	, 2026
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	day of	, 2026
Read a Second Time	this	day of	, 2026
Advertised on	this this	day of day of	, 2026 , 2026
Delegated Public Hearing held	this	day of	, 2026
Read a Third Time	this	day of	, 2026

ADOPTED this day of , 2026

Chair

Deputy Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

One Region, One Future

REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREAS D & E OFFICIAL COMMUNITY PLAN

Schedule F
Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2485, 2011

LEGEND

- First Nations
- Map Sheet Boundary
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011.
Dated at Coldstream, BC this _____ day of _____, 20__

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Corporate Officer

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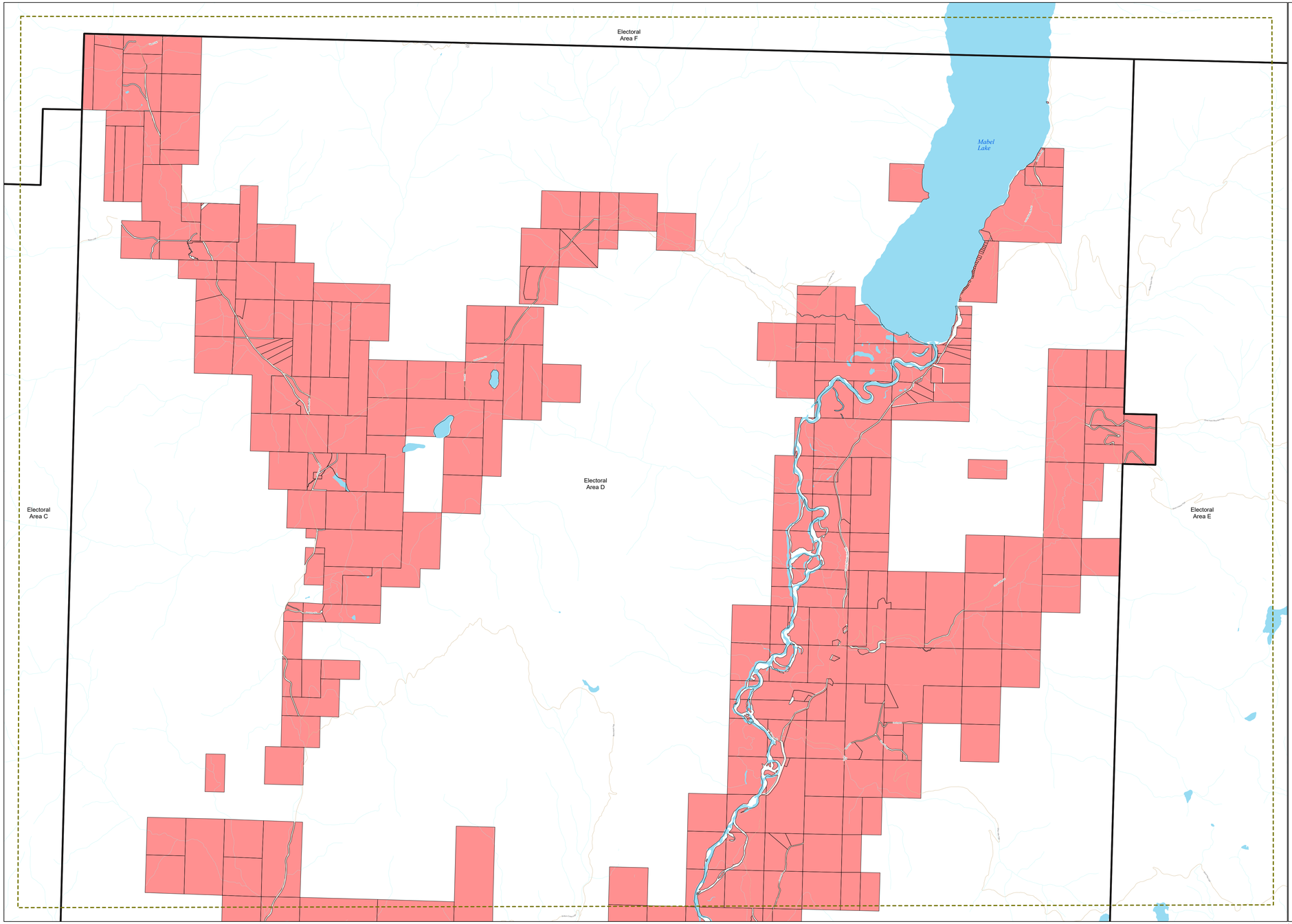
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Last Update: June 2026

Map Produced : June 2026

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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREAS D & E OFFICIAL COMMUNITY PLAN

Schedule F1- Mabel Lake Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2485, 2011

LEGEND

- First Nations
- Map Sheet Boundary
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011.
Dated at Coldstream, BC this _____ day of _____, 20__

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Corporate Officer

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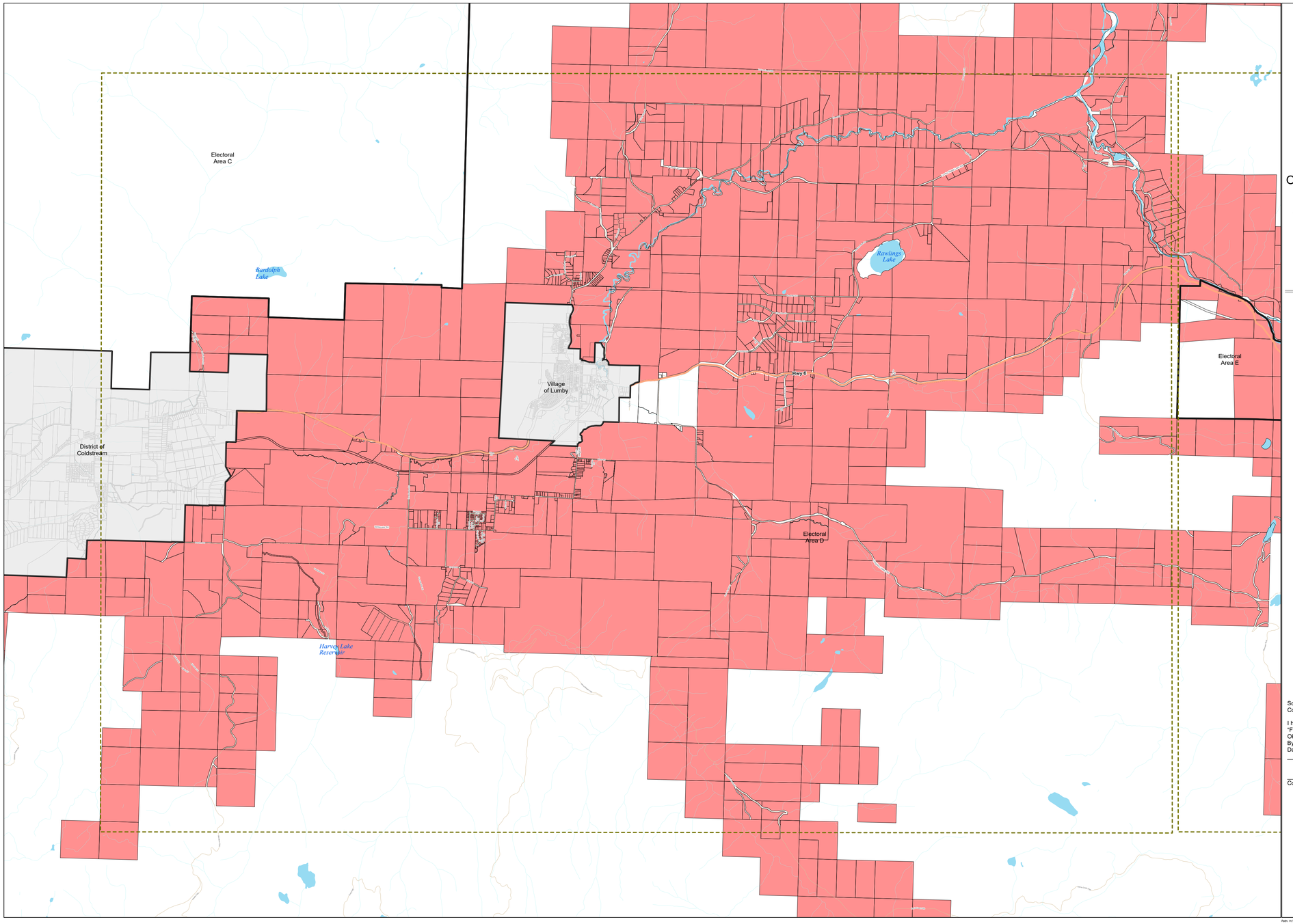
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REGIONAL DISTRICT NORTH OKANAGAN

One Region, One Future

REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREAS D & E OFFICIAL COMMUNITY PLAN

Schedule F2- Rural Lumby Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2485, 2011

LEGEND

- First Nations
- Map Sheet Boundary
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011.
Dated at Coldstream, BC this _____ day of _____, 20__

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Corporate Officer

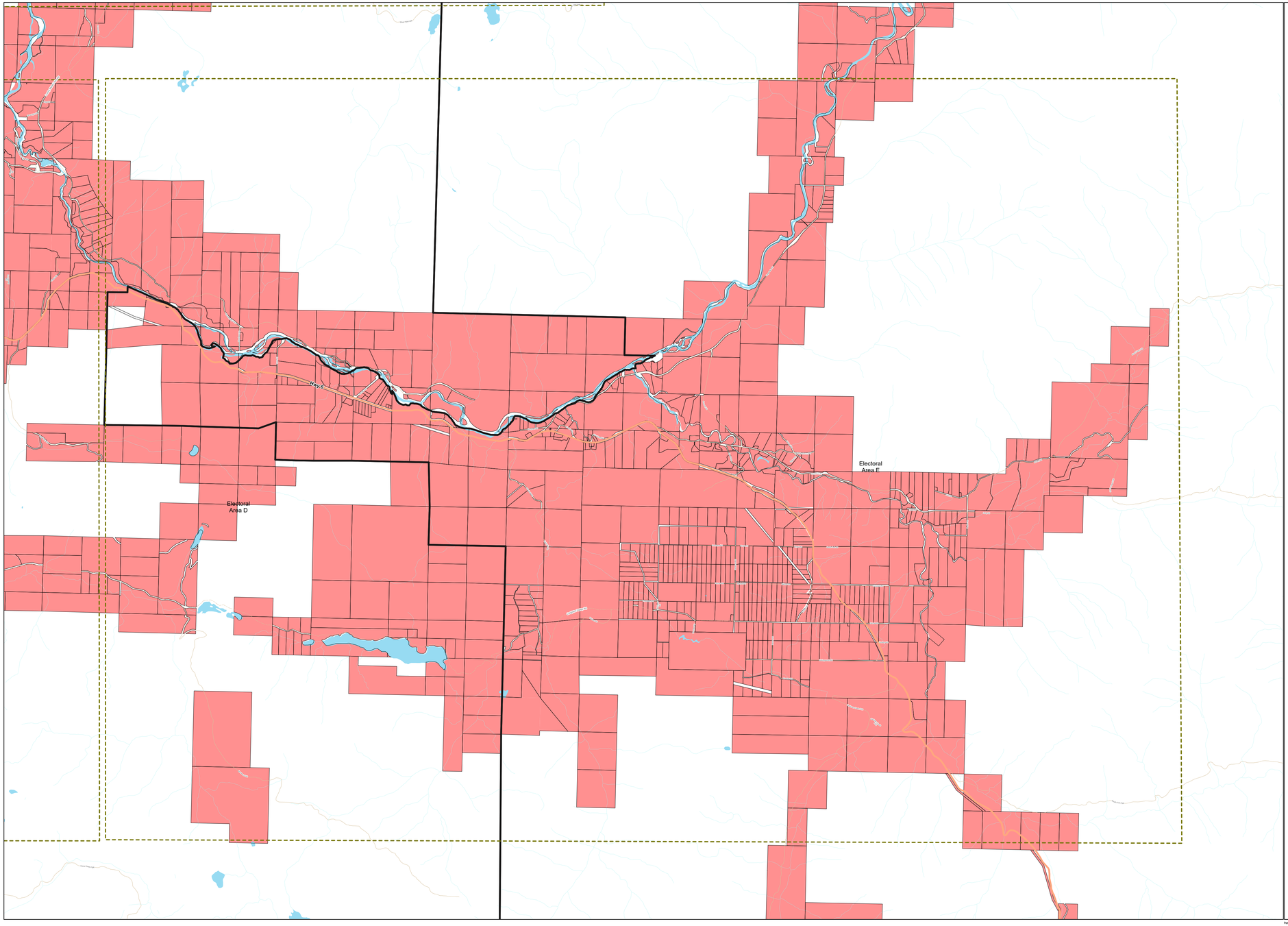
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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREAS D & E OFFICIAL COMMUNITY PLAN

Schedule F3- Rural Lumby Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2485, 2011

LEGEND

- First Nations
- Map Sheet Boundary
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011.
Dated at Coldstream, BC this _____ day of _____, 20__

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REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3084

A bylaw to amend Electoral Area "F" Official Community Plan
Bylaw No. 2702, 2016, as amended

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Area F" Official Community Plan Bylaw No. 2702, 2016"* as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan, in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as **"*Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026*"**.

AMENDMENTS

2. Schedule "A" of *Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016* is amended by removing Section 1.5 Housing and replacing it with the text below:

1.5 HOUSING AND HOUSING UNIT TARGETS

Single-family detached homes, a common type in rural areas, dominate housing in Electoral Area "F". To meet growing housing demand, the province passed Bill 44 – the Housing Statutes (Residential Development) Amendment Act - requiring all local governments in B.C. to permit Small-Scale Multi-Unit Housing (SSMUH), such as townhomes, triplexes, and laneway homes where both community sewer and water exist, and in areas that don't have both sewer and water services, a secondary suite is outright permitted. The intent was to modernize zoning regulations and facilitate faster housing development.

Bill 44 has two key components:

1. mandating zoning bylaw updates to allow increased density through SSMUH, and
2. requiring housing needs to be projected over 20 years and reflected in Official Community Plans (OCPs) and Zoning bylaws.

Results from the Electoral Area F Housing Needs Assessment, prepared in 2020, suggested a potential decline in population based on historic trends, with 76 fewer households in Area F by 2025. These projections were reviewed in 2024 and updated by implementing the Housing Needs Report (HNR) Calculator, a standardized method for estimating housing demand over 5- and 20-year periods.

The HNR tool calculated a 5-year housing target of 277 new units and a 20-year housing target of 915 new units for Electoral Area F. The Province of British Columbia set this target to help meet growing housing needs and increase the supply of homes across the region. Area F is already

well-positioned to meet this goal. There is sufficient land in the community, designated in the Official Community Plan (OCP) and zoned, to support this level of growth. The Electoral Area Zoning Bylaw No. 3000 allows conservatively for the potential development of 2,405 additional units, and the OCP provides for 2,806 units—satisfying the assigned 20-year target set by the province of 915 new dwelling units.

3. Schedule "A" of *Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016* is amended by removing Section 17.5 Wildfire Hazard Development Permit Area and replacing it with the text below:

17.5 WILDFIRE INTERFACE –PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

Designation

17.5.1 The Wildfire Hazard Development Permit Area is designated under Section 488(1)(b) of the *Local Government Act*. The primary objective of the Wildfire Hazard Development Permit Area designation is to ensure that particular development and maintenance measures are implemented to protect persons and property from wildfire hazard, and to ensure that property owners are aware of the wildfire hazard. It is also important that ecosystem values are addressed in wildfire mitigation activities and not overlooked during the assessment and implementation of works.

17.5.2 Unless a Development Permit waiver or exemption applies (see Section 17.5.7 and 17.5.8 for waiver and exemption criteria), development on lands, as identified in Schedule 'F', will require a Wildfire Hazard Development Permit prior to any of the following activities:

a. Issuance of a Building permit; or
b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*.

Area

17.5.3 The Okanagan has a naturally dry climate, and Electoral Area "F" is located within the community interface of extensive forested and grassland areas. Fire behaviour modelling and the proximity of homes to the forest interface have been assessed as part of the Community Wildfire Protection Plan. As part of this plan, areas of moderate to high wildfire risk have been identified, highlighting significant areas within the RDNO located adjacent to forest land that pose a wildfire risk.

Given these conditions, the areas shown on Schedule 'F' are designated as a Development Permit Area for the protection of development from wildfire hazard. Establishing a wildfire development permit area helps ensure that new construction and subdivisions incorporate FireSmart practices, which reduce the risk to both people and property from wildfire hazards. (https://begins-at-home-guide.firesmartbc.ca/)

Development Permit Submission Requirements and General Guidelines

17.5.4 Unless a Development Permit Waiver has been granted or an exemption applies, Development Permit applications involving the construction of a building within the development permit area must include a site plan and building plan indicating compliance with the guidelines outlined in Section 17.5.5. Development permit applications for subdivisions that result in two or fewer additional lots within the development permit area must include a plan of subdivision indicating compliance with the guidelines outlined in Section 17.5.5. It will be a condition of each development permit that the land be developed and maintained in accordance with the plans submitted and the approved Development Permit. The Wildfire Development Permit Guidelines have been developed in accordance with FireSmart B.C guidelines which can be referenced as best practice for wildfire risk mitigation.

Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:

a. the distance specified in the guideline;
b. the property line, unless permission has been granted by the adjacent property owner; or
c. the boundary of an environmentally sensitive area unless clearing is carried out in accordance with the recommendations of a QEP.

17.5.5 Wildfire Development Permit Guidelines:

a. Landscaping
   i. The area of the development parcel within 1.5 meters of any building must be cleared and kept free of all vegetation and combustible material.
   ii. Landscaping on the development parcel within 1.5-10 meters of any building must be done with fire-resistant vegetation and non-combustible materials. Examples of fire-resistant vegetation include Alder, Maple, and Poplar trees. Examples of fire-prone vegetation to avoid include Juniper and Cedar trees, and ornamental grasses. More information on FireSmart vegetation can be found here.
   (https://firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_v2.pdf)
   iii. Vegetation on the development parcel within 10-30 meters of any building should be thinned and maintained to a minimum of 3 meters of horizontal space between tree crowns or 6 meters between stems.
   iv. Branches within 10-30 meters of any building should be pruned so they are at least 2 meters above the ground.



b. Buildings and Site Design
   i. Roof coverings on every building must be fire-rated Class A or Class B fire resistance classification (ULC/ASTM). Class A roofing materials include asphalt fibreglass composition shingles, clay tiles, slate, (non-aluminum) metal roofs, and concrete tiles.
   ii. Any material used for cladding exterior surfaces and manufactured home skirting must be non-combustible, Class A, or Class B fire resistance (ULC/ASTM). Class A cladding includes metal, fibre-cement panels/boards, cementitious, stucco, and stone.
   iii. Ventilation openings in exterior walls, roofs, eaves, and soffits should be covered with non-combustible corrosion-resistant mesh with openings no larger than 3 mm; non-combustible self-closing flaps exhausts/intakes to combustion appliances are exempt where permissible in the B.C. Building Code and the manufacturer's recommendations.
   iv. Balconies, decks, and patios should feature an ignition-resistant or non-combustible top surface. Examples include concrete, tile, Class A composite decking, and other fire-resistant coverings.
   v. All accessory buildings such as sheds, garages, barns, firewood storage, gazebos and other structures made of combustible materials must be a minimum of 10 meters from the primary structure unless the outbuilding complies with the Buildings and Site Design guidelines.
   vi. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
   vii. Development should be set back a minimum of 10 meters from the top of ridgelines, cliffs, ravines, or slopes for a minimum horizontal distance of 10 meters.
   viii. Integration of a defensible space around a building should include adequate emergency vehicle access and access to a reliable water supply available to firefighters.
   ix. Developers of new subdivisions in wildfire hazard areas should consider the integration of trails, roads and cleared parkland around development, which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in hazard areas.

17.5.6 Prior to the approval of subdivisions that result in three or more additional lots within the Wildfire Hazard Development Permit Area, a report prepared by a Registered Professional Forester with a scope of practice in wildfire planning shall be required that assesses the proposed development, and
   a. Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Ecosystem Restoration Objectives and considers ecological values on the land or landscape, specifically wildlife, soil conservation and riparian habitat;
   b. May recommend that a Section 219 Restrictive Covenant be registered under the *Land Title Act* against the title for the subject property for all areas determined by the Registered Professional Forester to be a risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Regional District of North Okanagan in the event that damage to property may occur as a result of a wildfire.

Exemptions and Development Permit Waiver Qualifications

17.5.7 Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the *Local Government Act*, the following development proposals may not require Development Permits:
   a. Development that demonstrates compliance with the following FireSmart practices:
      i. Landscaping in accordance with Section 17.4.5.a above.

ii. Non-combustible, Class A, or Class B (ULC/ASTM) roofing materials and exterior cladding.

17.5.8 Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the *Local Government Act*, Development projects may qualify for a Development Permit waiver as outlined below.

a. Construction of an accessory building less than 55 m^2 (592 ft^2).
b. Proposals where a Registered Professional Forester with a scope of practice in wildfire planning determines the property is not subject to wildfire hazard.
c. Subdivision for the purpose of lot consolidation, boundary adjustment, or road widening, whereby additional parcels would not be created.
d. An addition to an existing approved building that is less than 10% of the existing total gross floor area.
e. Interior renovations to existing buildings.
f. Construction comprised entirely of non-combustible materials such as metal, stone, or concrete.
g. Proposals for landscape maintenance, installation, and land alteration activities that do not increase wildfire risk.
h. Activities covered by an existing registered covenant on title for wildfire hazard reduction, provided all covenant conditions have been met and remain unaffected.
i. Normal farm practices in accordance with the *Farm Practices Protection Act*.

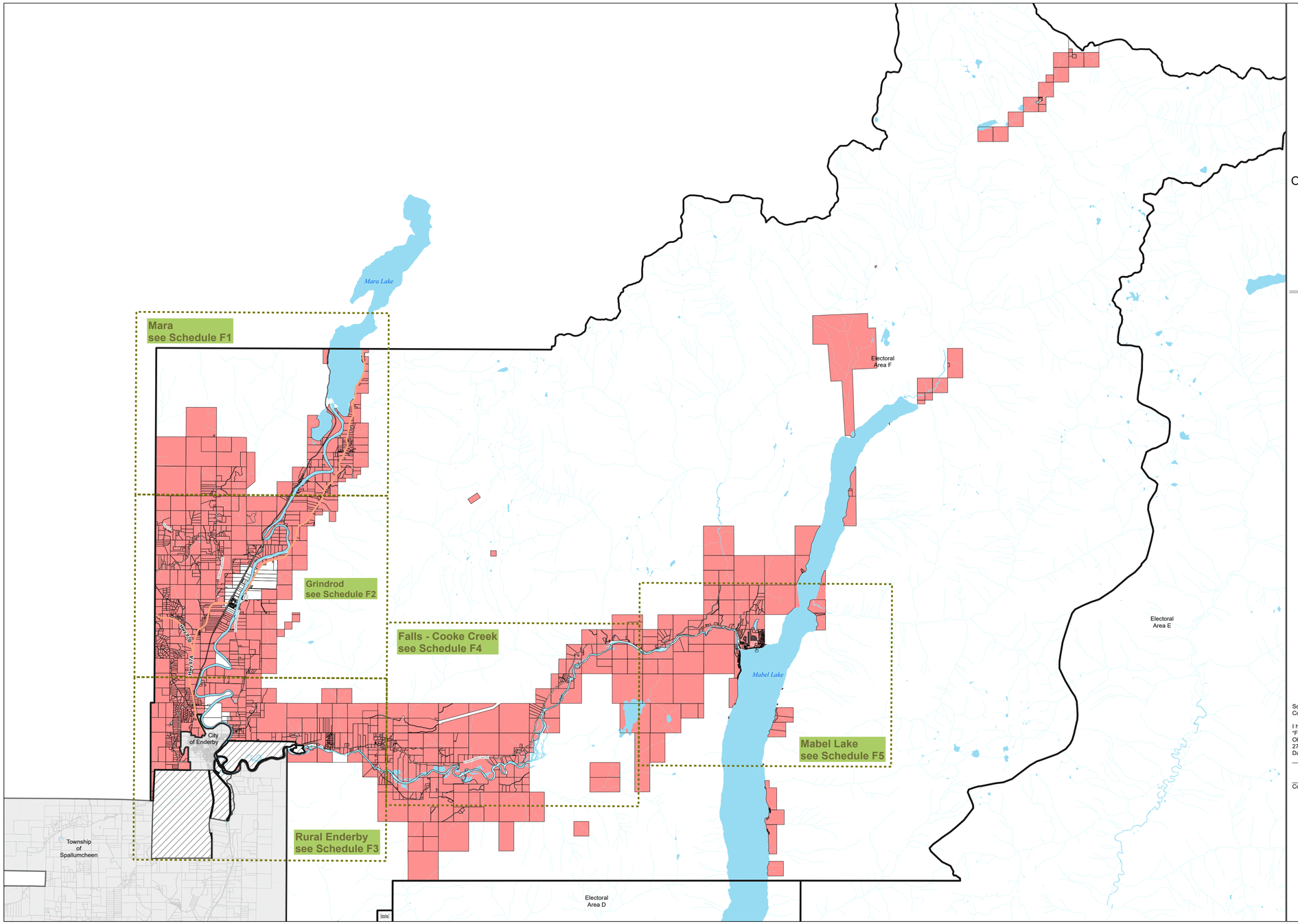
SCHEDULES

4. Schedule "F" of *Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016* is removed and replaced with Schedule "F" attached to and forming part of this Bylaw.

Read a First Time	this	day of	, 2026
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	day of	, 2026
Read a Second Time	this	day of	, 2026
Advertised on	this	day of	, 2026
	this	day of	, 2026
Delegated Public Hearing held	this	day of	, 2026
Read a Third Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair

Deputy Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREA F OFFICIAL COMMUNITY PLAN

Schedule F
Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2702, 2016

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016.
Dated at Coldstream, BC this _____ day of _____, 20__

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Corporate Officer

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REGIONAL DISTRICT NORTH OKANAGAN

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REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA F OFFICIAL COMMUNITY PLAN

Schedule F1- Mara Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2702, 2016

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016.
Dated at Coldstream, BC this _____ day of _____, 20__

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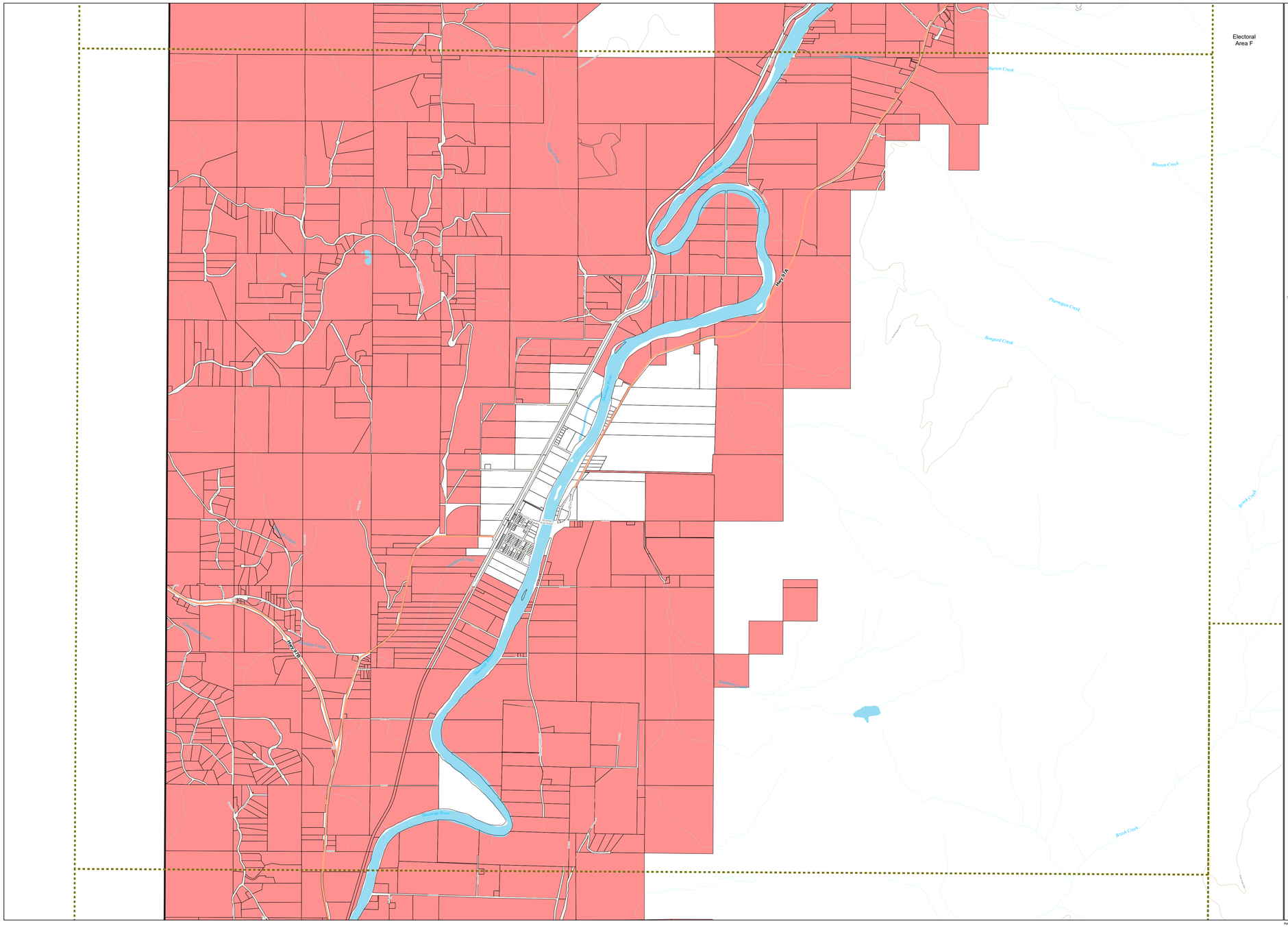
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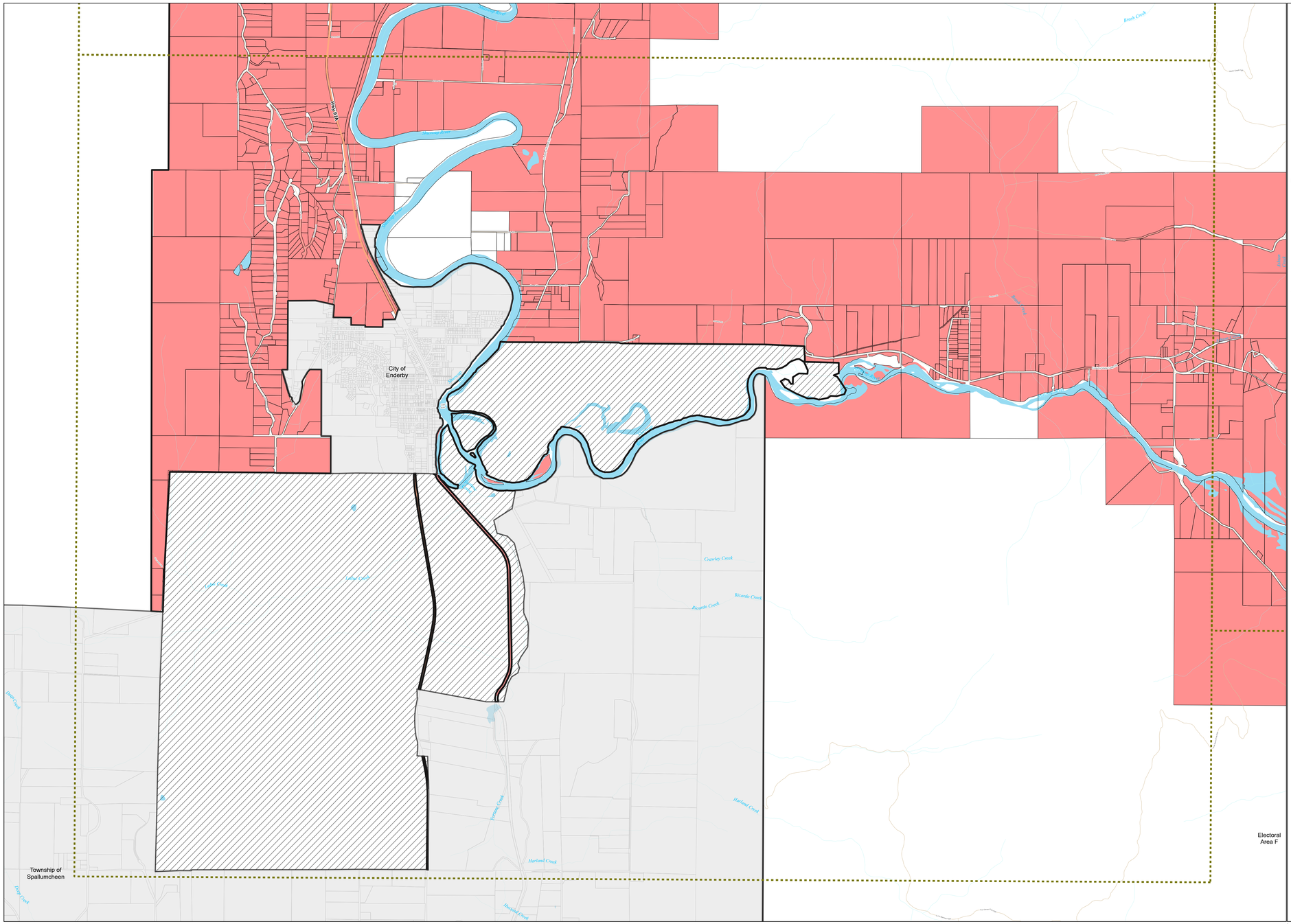
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Shuswap River
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Mission Creek
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Mission Creek



REGIONAL DISTRICT NORTH OKANAGAN

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REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA F OFFICIAL COMMUNITY PLAN

Schedule F3- Rural Enderby Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2702, 2016

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016.
Dated at Coldstream, BC this _____ day of _____, 20__

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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREA F OFFICIAL COMMUNITY PLAN

Schedule F4- Fall / Cooke Creek Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2702, 2016

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016.
Dated at Coldstream, BC this _____ day of _____, 20__

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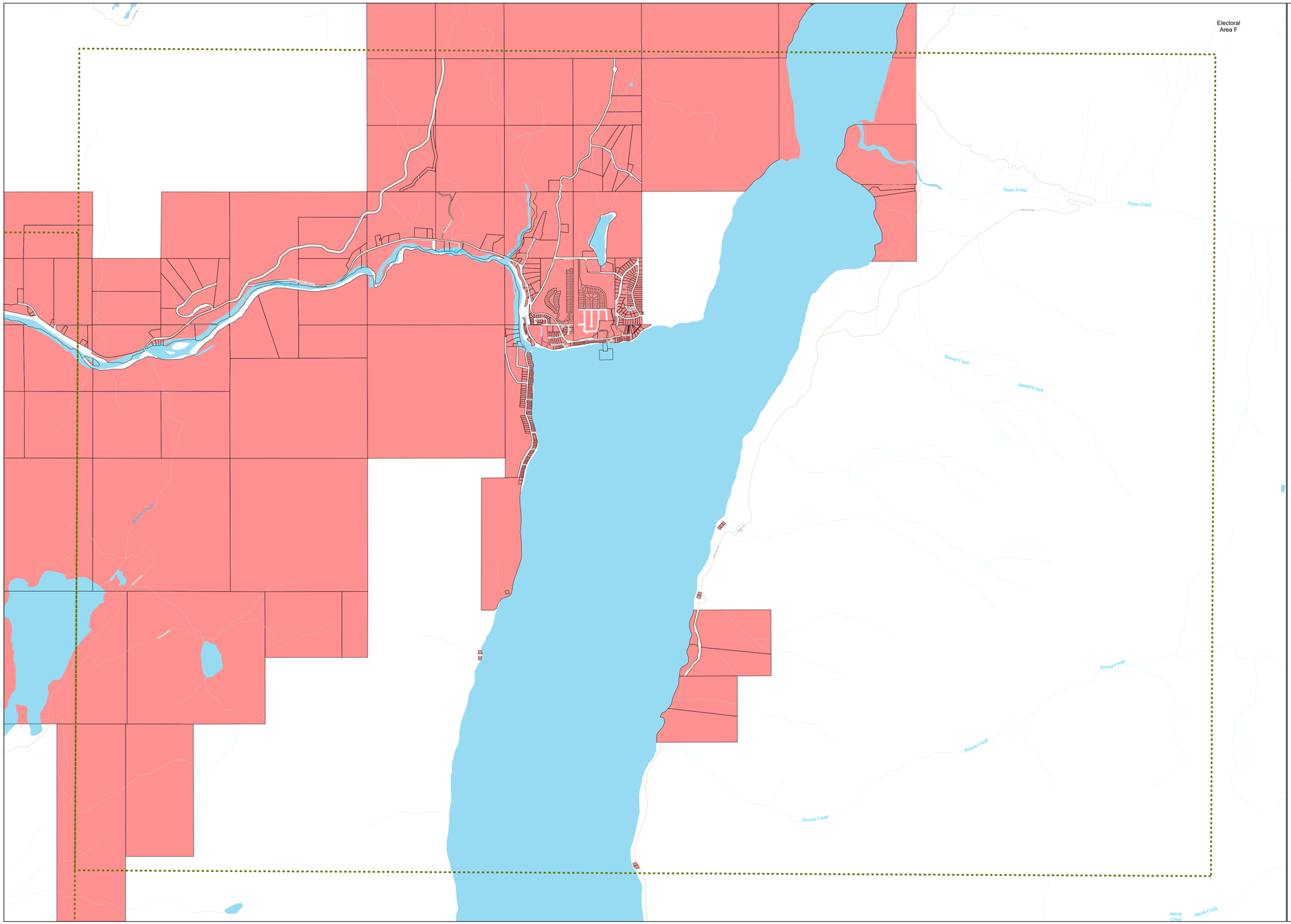
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REGIONAL DISTRICT NORTH OKANAGAN

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ELECTORAL AREA F OFFICIAL COMMUNITY PLAN

Schedule F5 - Mabel Lake Wildfire Hazard Development Permit Area

To Accompany Official Community Plan Bylaw No. 2702, 2016

LEGEND

- Map Sheet Boundaries
- First Nations
- Wildfire Hazard DPA

Schedule "F" to accompany Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016.
Dated at Coldstream, BC this _____ day of _____, 20__

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Last Update : June 2026

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REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3085

A bylaw to amend Silver Star Official Community Plan Bylaw No. 1925, 2004, as amended

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WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Silver Star Official Community Plan Bylaw No. 1925, 2004"* and amendments thereto to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as **"*Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026*"**.

AMENDMENTS

2. Schedule "A" of *Silver Star Official Community Plan Bylaw No. 1925, 2004* is amended by removing Section K.5.0 Wildfire Hazard and replacing it with the following:

K.5 Wildfire Interface- Protection of Development from Hazardous Conditions

Information for Applications

1. A Development Permit application to set conditions for the 'protection of development from hazardous conditions' respecting potential wildfire hazards should include the following information:

   (a) at the time of subdivision, information concerning the movement of emergency vehicles through the subject lands and to lands beyond, as appropriate, as well as

   a report prepared by Registered Professional Forester with a scope of practice in wildfire planning, or equivalent, to include recommendations on actions to be taken to reduce the wildfire hazard including recommendations for the registration of a Covenant to address homeowner actions to reduce the wildfire hazard; or

   (b) at the time of building construction, a site plan indicating the boundaries of the subject parcel, location and size of any existing and proposed buildings, driveways, parking areas and snow storage areas;

   information concerning the movement of emergency vehicles

through the subject lands and to lands beyond, as appropriate; and

information on the characteristics of the local forest conditions including density of tree cover, understory attributes and information on dead and down trees.

Designation/Area

2. Fire behaviour modelling and the proximity of homes to the forest interface have been assessed as part of the Community Wildfire Protection Plan. As part of this plan, areas of moderate to high wildfire risk have been identified, highlighting significant areas within the RDNO located adjacent to forest land that poses a risk from wildfire.

   Given these conditions, the areas shown on Schedule 'F' are designated as a Development Permit Area for the protection of development from wildfire hazard. Establishing a wildfire development permit area helps ensure that new construction and subdivision incorporate FireSmart practices, which reduces the risk to both persons and property from wildfire hazard.

   Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:
   a. the distance specified in the guideline;
   b. the property line, unless permission has been granted by the adjacent property owner; or
   c. the boundary of an environmentally sensitive area unless clearing is carried out in accordance with the recommendations of a QEP.

Protection from Wildfire Hazard Guidelines

When reviewing a Development Permit application, the Regional District will consider the following guidelines:

2.1 Landscaping

- The area of the development parcel within 1.5 meters of any building must be cleared and kept free of all vegetation and combustible material.
- Landscaping on the development parcel within 1.5-10 meters of any building must be done with fire-resistant vegetation and non-combustible materials. Examples of fire-resistant vegetation include Alder, Maple, and Poplar trees. Examples of fire-prone vegetation to avoid include Juniper and Cedar trees, and ornamental grasses. More information on FireSmart vegetation can be found here.
- Vegetation on the development parcel within 10-30 meters of any building should be thinned and maintained to a minimum of 3 meters of horizontal space between tree crowns or 6 meters between stems.
- Branches within 10-30 meters of any building should be pruned so they are at least 2 meters above the ground.



2.2 Buildings and Site Design

- Roof coverings on every building must be fire-rated Class A or Class B fire resistance classification (ULC/ASTM). Class A roofing materials include asphalt fibreglass composition shingles, clay tiles, slate, (non-aluminum) metal roofs, and concrete tiles.
- Any material used for cladding exterior surfaces and manufactured home skirting must be non-combustible, Class A, or Class B fire resistance (ULC/ASTM). Class A cladding includes metal, fibre cement panels/ boards, cementitious, stucco, and stone.
- Ventilation openings in exterior walls, roofs, eaves, and soffits should be covered with non-combustible corrosion-resistant mesh with openings no larger than 3 mm; non-combustible self-closing flaps exhausts/intakes to combustion appliances are exempt where permissible in the B.C. Building Code and to manufacturers recommendations.
- Balconies, decks, and patios should feature an ignition-resistant or non-combustible top surface. Examples include: concrete, tile, Class A composite decking, and other fire-resistant coverings.
- All accessory buildings such as sheds, garages, barns, firewood storage, gazebos and other structures made of combustible materials must be a minimum of 10 meters from the primary structure unless the accessory building complies with the Buildings and Site Design guidelines.
- Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
- Development should be set back a minimum of 10 meters from the top of ridgelines, cliffs, ravines, or slopes for a minimum horizontal distance of 10 meters.

- Integration of a defensible space around a building should include adequate emergency vehicle access, and access to a reliable water supply available to firefighters.
- Developers of new subdivisions in wildfire hazard areas should consider the integration of trails, roads and cleared parkland around development, which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in hazard areas.

3. The Regional District has the objective to ensure that where public access has previously been established over development lands, access routes are maintained to a standard to allow the safe passage of firefighting apparatus and to ensure water supplies are readily available; and
   when reviewing a Development Permit application for those lands designated as Development Permit Areas to set conditions for the 'protection of development from hazardous conditions, the Regional District will consider the following guidelines:
   - local driveways should be properly designed and maintained to ensure no impediment to public access and the passage of emergency vehicles;
   - snow storage areas of adequate size should be provided to accommodate snow removed from the driveway plus additional storage for snow removed from outdoor parking areas or adequate provision has been made for an alternative snow removal strategy;
   - a Covenant should be registered to ensure proper maintenance of the common driveway to community-wide road maintenance standards as may be established by local government bylaw, and in default of these standards, provisions shall be included in the Covenant whereby local government may, after adequate Notice has been issued as provided by bylaw, enter and repair the common driveway with costs attributed to the owner;
   - street lighting should be provided and maintained to enhance public access and the passage of emergency vehicles through participation in the community street lighting service area, including an access right-of-way for the installation, operation and maintenance of streetlights;
   - a local government access right-of-way should be provided for the installation, operation and maintenance of water utility service lines and appurtenances along the common driveway and to each building serviced by the water utility;
   - emergency and fire lane signage should be installed, including provisions for the execution of signage requirements (i.e. vehicle towing), as such authority may be established by local government bylaw; and
   - as appropriate, a reflective community identification sign and the range of house numbers should be installed at the entrance to the subject parcel and reflective house numbers should be installed on each building.

4. Where public access has <u>not</u> been provided over lands to be developed, the Regional District has the objective to ensure the safe passage of firefighting apparatus and to ensure water supplies are readily available; and

when reviewing a Development Permit application for those lands designated as Development Permit Areas to set conditions for the 'protection of development from hazardous conditions,' the Regional District will consider:

- the guidelines outlined above (K.5.2.1, K.5.2.2 and K.5.3); and
- without compromising development opportunities available through this Plan or the *"Zoning Bylaw"*, a guideline that a Blanket Easement should be registered to provide public access on a common driveway and to lands beyond, anywhere where there is not a building or structure, with due consideration of the massing of buildings as may affect emergency access.

Exemptions from a Wildfire Interface-Protection of Development from Hazardous Permit

5. Notwithstanding the Policies of this Section and pursuant to Section 488 (4) of the Local Government Act, the following development proposals may not require Development Permits:

- Development that demonstrates compliance with the following FireSmart practices:
  - Landscaping in accordance with Section K.5.2.1 above.
  - Non-combustible, Class A, or Class B roofing materials and exterior cladding in accordance with the B.C. Building Code.
  - Non-combustible or fire-resistant decking materials.
- Construction of an accessory building less than 55 m^2 (592 ft^2).
- Proposals where a Registered Professional Forester with a scope of practice in wildfire planning determines the property is not subject to wildfire hazard.
- Subdivision for the purpose of lot consolidation, boundary adjustment, or road widening, whereby additional parcels would not be created.
- An addition to an existing approved building that is less than 10% of the existing total gross floor area.
- Interior renovations to existing buildings.
- Construction comprised entirely of non-combustible materials such as metal, stone, or concrete.
- Proposals for landscape maintenance, installation, and land alteration activities that do not increase wildfire risk.
- Activities covered by an existing registered covenant on title for wildfire hazard reduction, provided all covenant conditions have been met and remain unaffected.

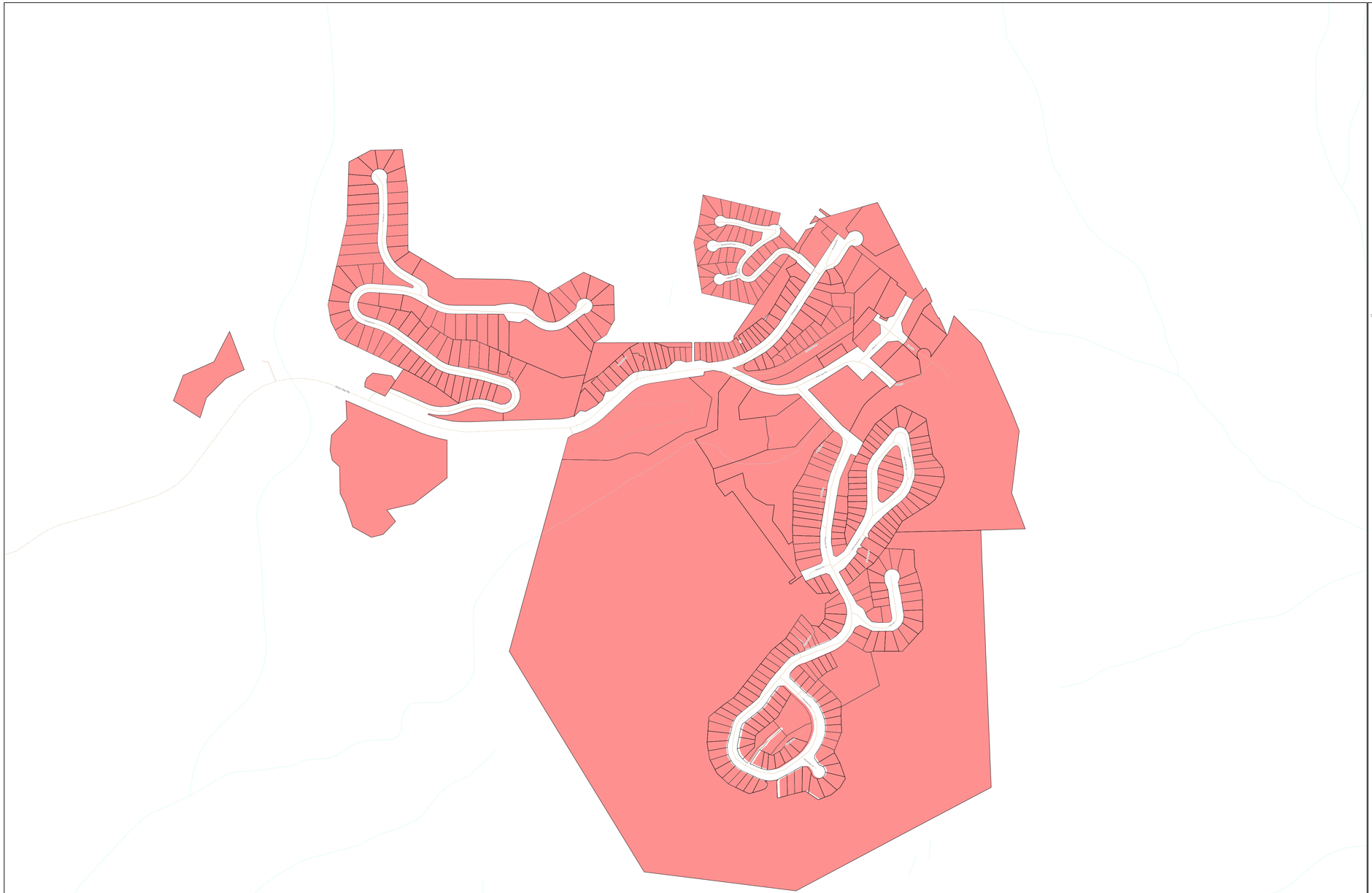
SCHEDULES

3. Adding Schedule “F” attached to and forming part of Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026 as Schedule “F” attached to and forming part of Silver Star Official Community Plan Bylaw No. 1925, 2004

Read a First Time	this	day of	, 2026
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	day of	, 2026
Read a Second Time	this	day of	, 2026
Advertised on	this this	day of day of	, 2026 , 2026
Delegated Public Hearing held	this	day of	, 2026
Read a Third Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair

Deputy Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

One Region, One Future

REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA C- SILVERSTAR OFFICIAL COMMUNITY PLAN

Schedule F
Wildfire Hazard Development Permit Areas

To Accompany Official Community Plan Bylaw No. 1925, 2004

LEGEND

Wildfire Hazard DPA

Schedule "F" to accompany Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026.

I hereby certify that this is a true and correct copy of Schedule "F" attached to and forming part of Silver Star Official Community Plan Bylaw No. 1925, 2004.
Dated at Coldstream, BC this _____ day of _____, 20__

_____
Corporate Officer

N
W E
S

1:4,000

0 0.05 0.1 0.15 0.2 Kilometres

Last Update: June 2026

Map Produced : June 2026

Path: H:\GIS\GIS Tech\ArcGIS_Pro_Maps\PROJECTS\OCP\AreaC_SilverStar_1925_2004\AreaC_SilverStar_1925_2004.aprx

REGIONAL DISTRICT NORTH OKANAGAN

PLANNING DEPARTMENT INFORMATION REPORT

DEVELOPMENT VARIANCE PERMIT APPLICATION

DATE:	May 21, 2026
FILE NO.:	26-0296-F-DVP
OWNER/APPLICANT:	1498338 Alberta Ltd c/o Philipp Wambold
LEGAL DESCRIPTION:	S10 Chains of the Fractional W ½ of the SE ¼ of Sec 27, Twp 20, R8, W6M, KDYD, Except Plans 26399, H809, KAP76653
P.I.D.#:	013-771-825
CIVIC ADDRESS:	8259 Highway 97A
PROPERTY SIZE:	5.67 ha
ZONING:	Recreation Commercial (C.5)
O.C.P. DESIGNATION:	Commercial and Non-Urban
PROPOSAL:	Construct 14 seasonal cabins and an accessory building
PROPOSED VARIANCE:	Paving regulations related to a seasonal cabin development

PLANNING DEPARTMENT RECOMMENDATION:

That a Development Variance Permit be approved for the property legally described as S10 Chains of the Fractional W ½ of the SE ¼ of Sec 27, Twp 20, R8, W6M, KDYD, Except Plans 26399, H809, KAP76653 and located at 8259 Highway 97A, Electoral Area "F" to permit a variance to Section 8.1.4.d of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by deferring paving of driveways and parking areas until construction on the property is completed; and further,

That the Development Variance Permit be approved subject to:

1. the dimensions and siting of the cabins, accessory building, driveway aisles and parking areas being in accordance with the plan attached to the Planning Department report dated May 21, 2026;
2. the driveways and parking areas being kept free of weeds and treated to suppress dust;
3. paving being completed prior to the earlier of occupancy of the fourteenth cabin constructed on the property or December 31, 2029; and,
4. the applicant providing security in the amount of 100% of the cost of paving quoted by a qualified contractor.

SUMMARY:

This report relates to an application for a Development Variance Permit for the property located at 8259 Highway 97A, Electoral Area "F". The applicant is proposing to construct a total of 14 seasonal cabins and an accessory building on the property. The Zoning Bylaw requires that driveways related to commercial developments be paved. The applicant has indicated that they wish to defer paving until construction on the property is completed. The applicant has indicated they are willing to provide security in the amount of 100% of the cost of paving as quoted by a qualified contractor to ensure paving takes place as proposed.

The Planning Department recommends that the proposed variance be supported subject to conditions being satisfied including providing security for paving. Overall, it does not appear the proposal would have a negative impact on the use and enjoyment of the subject and neighbouring properties.

BACKGROUND:

Application History

In 2001, the Board of Directors approved an amendment of the Official Community Plan land use designation of the subject property to Commercial and the zoning to the Recreation Commercial (C.5) Zone.

In 2003, the property was subdivided to create one additional lot.

In 2023, the Board of Directors approved a request to exempt the floodplain elevation requirements of the Zoning Bylaw for 14 cabin units to be constructed on the subject property. The cabins are proposed to be constructed less than 1.5 m above the natural boundary of Rogers Creek. As a condition of approving the request, a berm was required to be constructed on the property. In 2024, a Development Permit (Commercial Form and Character) was also issued in relation to the seasonal cabin development.

In 2023, a Building Permit was issued to construct four cabin units on the property. On December 10, 2024, the owner provided a memorandum from an Engineer confirming that the above noted berm has been constructed. The cabins were granted occupancy on January 13, 2025.

Covenants

Covenant No. KV52039 was required by the Board of Directors as a condition of rezoning of the subject property in 2003. The covenant contains the following restrictions:

- prohibits further subdivision of the property;
- requires a geotechnical engineer to provide a report prior to the issuance of Building Permits for recreational and/ or commercial use;
- restricts the number of buildings intended for recreational and/or commercial use to 20, including 1 permanent caretaker's residence and up to 19 cabins;
- prohibits natural vegetation located between any area of proposed recreational and/or commercial development and Rogers Creek from being disturbed, removed or degraded.

Covenant No. KW150552, which is registered in the name of the Federal Government, states that no native vegetation within a horizontal distance of 30 m of the top bank of Rogers Creek and the area offshore of the top of bank of Rogers Creek shall be removed or degraded nor shall any development occur which will preclude growth of native vegetation except with the prior written authorization of Fisheries and Oceans Canada.

Covenant No. CB1345132 was registered on the title of the subject property in relation to the 2023 floodplain exemption request noted above. The covenant saves harmless the Regional District from losses or damages due to flooding and requires the owner develop the land in accordance with the recommendations of an Engineer's report which was provided for the floodplain exemption request.

Site Context

The 5.67 ha subject property is located on the east side of Highway 97A. The property is an irregular shape. Rogers Creek runs through the property in an east to west direction. The property is primarily treed and slopes down from east to west.

The subject property is designated Commercial in the Official Community Plan and is zoned Recreation Commercial (C.5). The subject property is not within the Agricultural Land Reserve. The attached maps show the location, zoning and OCP designation of the subject and surrounding properties. The attached orthophoto was taken in 2022.

The Proposal

The applicant is proposing to construct a total of 14 seasonal cabins on the property. The cabins are proposed to be orientated in three clusters of four attached units and one cluster of two attached units. Each cabin unit is proposed to be one storey and have an area of 89 m^2. One of the buildings containing four units has been constructed on the property.

The applicant is also proposing to construct an accessory building which is proposed to be used to store recreational vehicles brought by guests of the accommodation such as boats, quads and ATVs. The accessory building would be located east of the cabins and a minimum of 5 m west of the above noted berm on the property.

A driveway which extends from Highway 97A is located near the north property line. The driveway is surfaced with gravel and extends east then south to the middle of the property. The Zoning Bylaw requires that driveways related to commercial developments be paved. The applicant has indicated that they wish to defer paving until construction is completed as they are concerned that the driveway could be damaged by heavy machinery used during construction. Two parking spaces for each of the cabins would be located on the north side of the buildings.

The applicant has provided a quote from a paving contractor in the amount of $69,221.25 including GST. The applicant has indicated that they would like to obtain more quotes, as in their opinion, the initial quote obtained is higher than expected.

PLANNING ANALYSIS:

The Planning Department recommends that the requested variance be approved for the following reasons:

- The applicant proposes to provide security in the amount of 100% of the cost of paving as quoted by a qualified contractor.
- To ensure paving is completed as proposed, staff recommend that as a condition of the Development Variance Permit, security for paving be provided by the applicant in the amount of 100% of a quote provided by a qualified contractor. Staff also recommend that prior to the driveway and parking areas being paved, they must be sufficiently surfaced with gravel, kept free of weeds and treated to suppress dust.
- The applicant is only requesting to defer the requirement, rather than waive the requirement.
- The Ministry of Transportation has not indicated any comments or concerns with the proposed variance.

Overall, it does not appear the proposal would have a negative impact on the use and enjoyment of the subject and neighbouring properties.

To ensure that paving is completed in a reasonable timeframe, staff recommend that as a condition of the variance, that paving must be completed prior to the earlier of occupancy of the fourteenth cabin constructed on the property or December 31, 2029.

ZONING BYLAW:

The subject property is zoned Recreation Commercial (C.5). The uses permitted in the C.5 zone include accommodation (including campgrounds, cabins, hotels, motels), entertainment and recreation facilities, food service, retail sales and storage of boats, gasoline and motor oil, recreation vehicles, and sporting goods (including rental); service and repair, seasonal use, and temporary accommodation use.

Section 8.1.4 of the Zoning Bylaw states every parking area must be curbed with raised asphalt or concrete to prevent vehicles from travelling beyond the boundaries of the parking area; be graded to provide an even surface; be drained so that no surface water accumulates thereon; runs off onto any sidewalk; or runs off onto any road if the area is not paved; be surfaced with asphalt having a minimum thickness of 6 cm or reinforced concrete having a minimum thickness of 10 cm.

Section 8.1.4.e of the Zoning Bylaw states notwithstanding Section 8.1.4 parking spaces may be surfaced with gravel and without curbs within the Residential, Rural and Special Use zones provided that: the parking area is kept free of weeds and is treated to suppress dust; and no more than three parking spaces are required for the use in a Residential zone.

Section 8.1.11 of the Zoning Bylaw states that hotels and motels require a minimum of 0.8 parking spaces per room. Each of the proposed cabins have two rooms and require 2 parking spaces.

Section 8.1.12 of the Zoning Bylaw states the minimum number of parking spaces required for any use not specified in the table above shall be the minimum number of parking spaces required for the specified permitted use which is the most similar

Section 8.1.2 of the Zoning Bylaw states that ingress and egress to and from all parking spaces shall be by means of unobstructed aisles of not less than: 8 m for two way aisles that provide access to parking and 6 m for two-way aisles with no parking on either side.

OFFICIAL COMMUNITY PLAN:

The Electoral Area "F" Official Community Plan designates the land use of the subject property as Commercial and Non-Urban. The property is also designated as being within a Commercial (Form and Character) Development Permit Area and a Riparian (Rogers Creek) Development Permit Area.

The Form and Character Development Permit Guidelines state that:

- new development must provide safe and efficient vehicle entrances, exits, and site circulation which minimizes conflict with pedestrian traffic; and
- vehicle parking is encouraged to be at the rear or side of buildings and should be broken into smaller groups separated with landscaping or natural vegetation while still maintaining sight distances for safe access and egress.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. **RDNO Community Services Manager**
2. **RDNO Rural Services Manager**
3. **RDNO Building Inspection Department**
4. **Ministry of Transportation and Transit**

Submitted by:

Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:

Greg Routley
Planning Manager

Endorsed by:

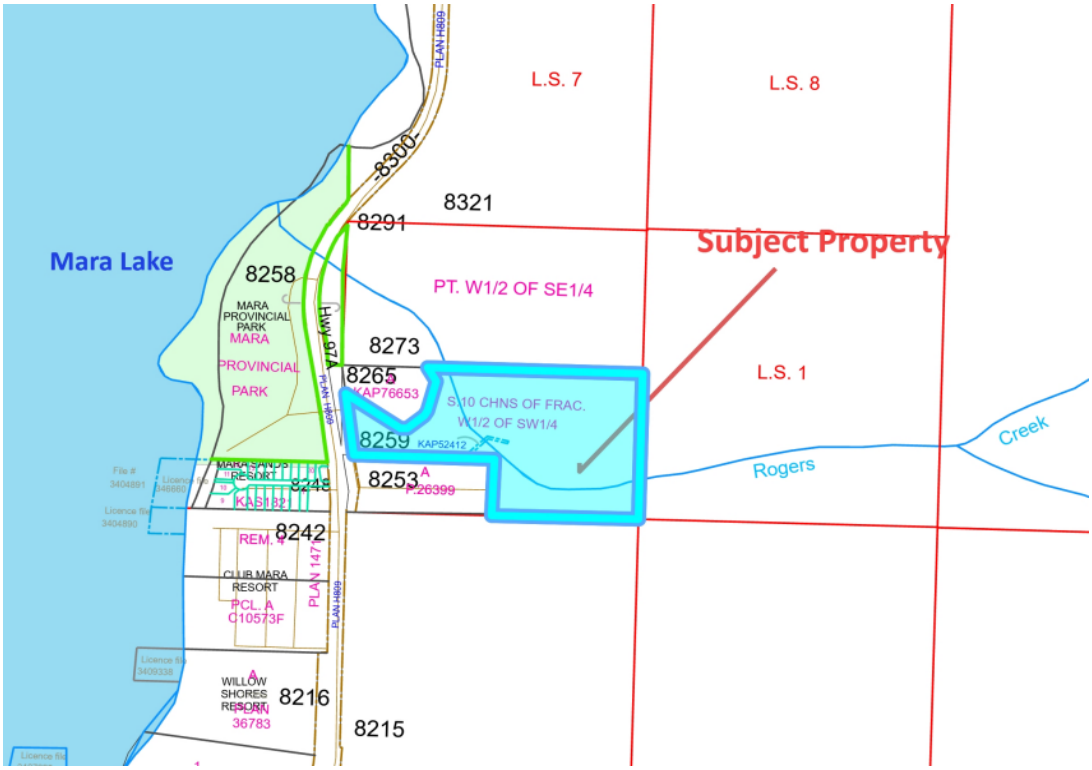
Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:

David Sewell
Chief Administrative Officer

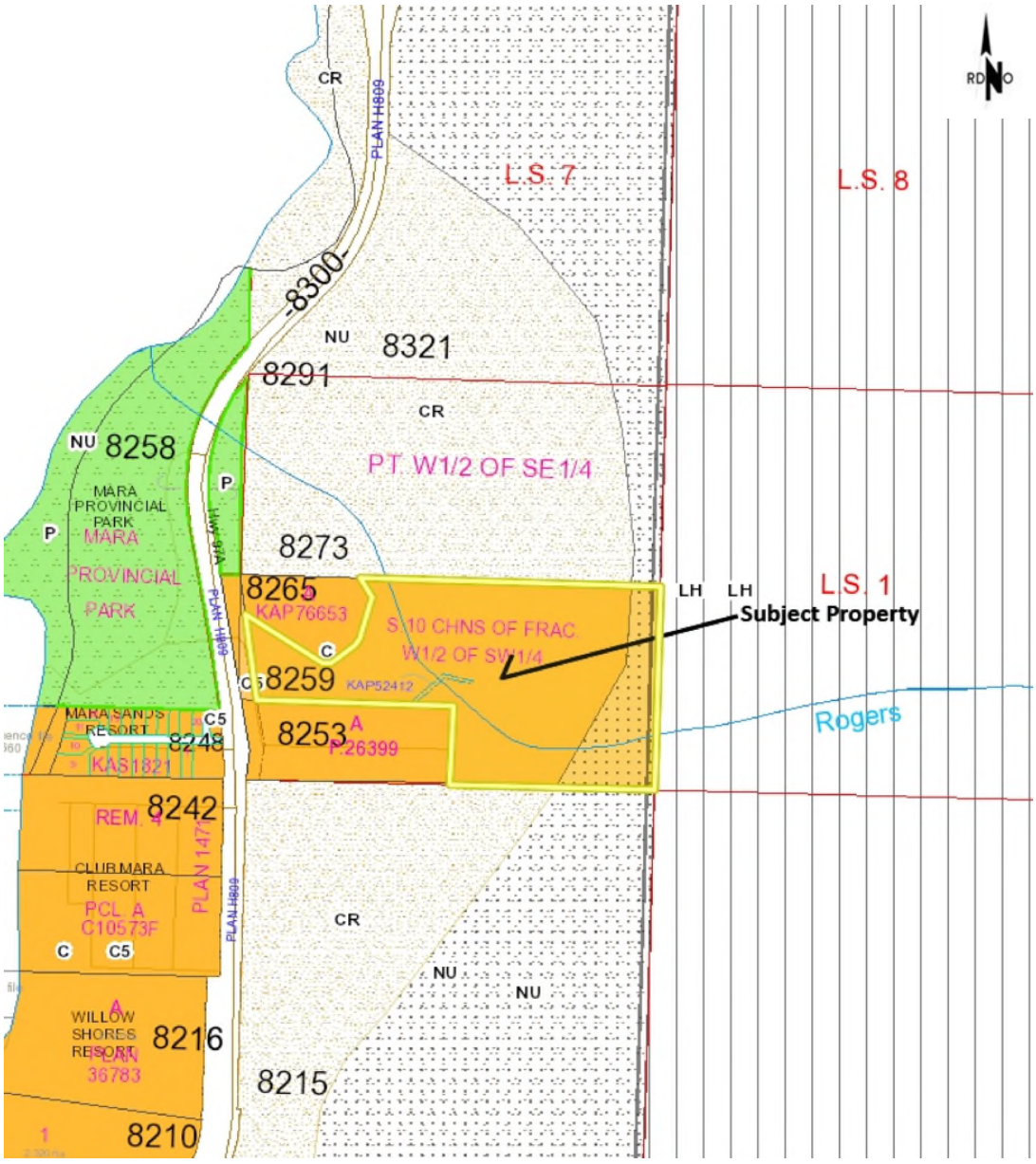
SUBJECT PROPERTY MAP
DEVELOPMENT VARIANCE PERMIT

File: **26-0296-F-DVP**
Location: **8259 Highway 97A**



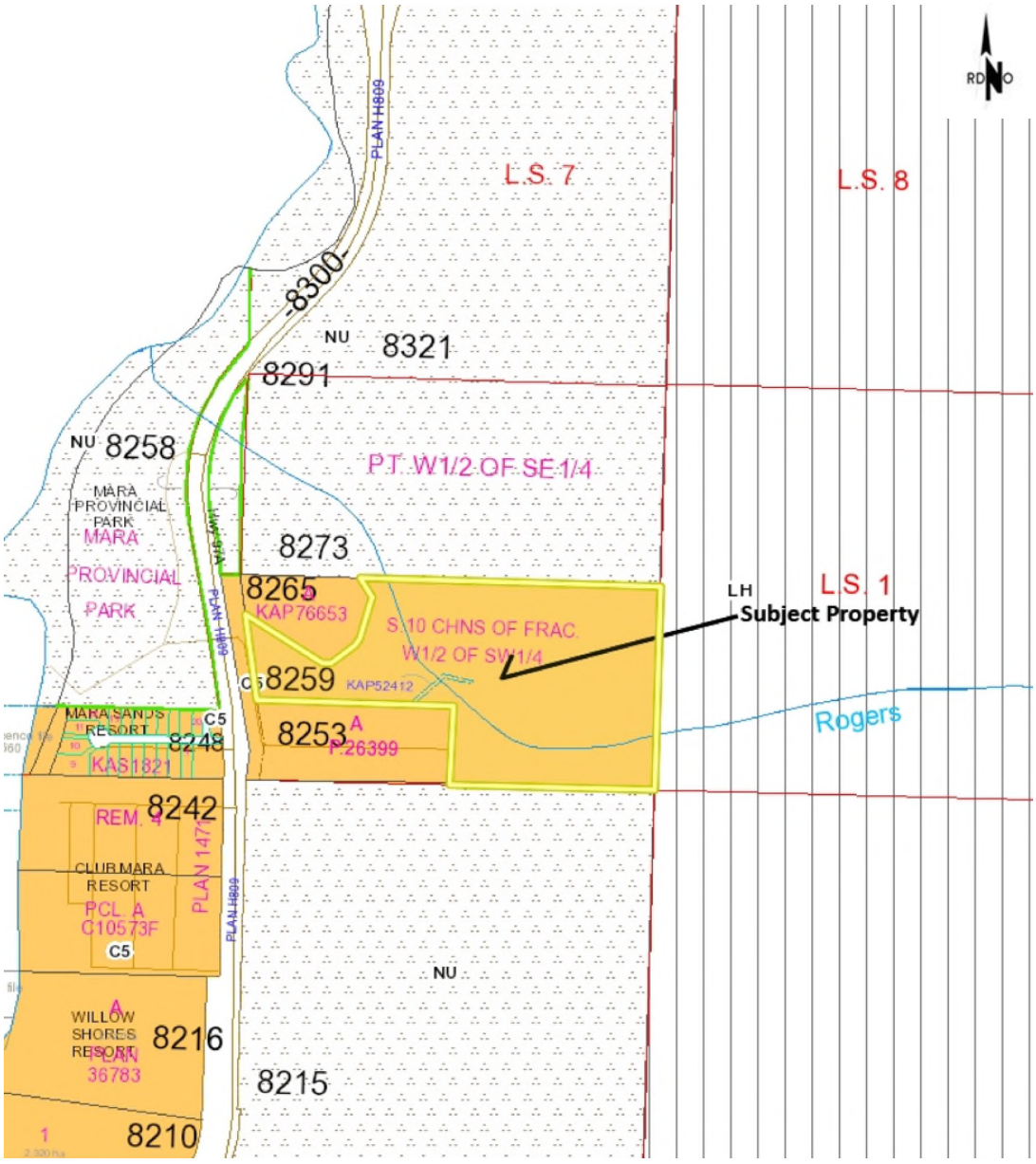
SUBJECT PROPERTY MAP
DEVELOPMENT VARIANCE PERMIT
OCP DESIGNATIONS

File: 26-0296-F-DVP
Location: 8259 Highway 97A



SUBJECT PROPERTY MAP
DEVELOPMENT VARIANCE PERMIT
ZONING

File: **26-0296-F-DVP**
Location: **8259 Highway 97A**



SUBJECT PROPERTY MAP
DEVELOPMENT VARIANCE PERMIT
ORTHOPHOTO

File: **26-0296-F-DVP**
Location: **8259 Highway 97A**



SITE SPECIFIC INFORMATION

LEGAL DESCRIPTION: PART W1/2 OF SE1/4, SECTION 27,TOWNSHIP 20, RANGE 8, MERIDIAN W6, KAMLOOPS DIV IF YALE LAND DISTRICT, EXCEPT PLAN 26399 H809 KAP76653, S 10 CHAINS OF THE FRACTIONAL

ZONE: C5
DISTRICT: RDNO ELECTORAL AREA "F"
NOT IN ALR

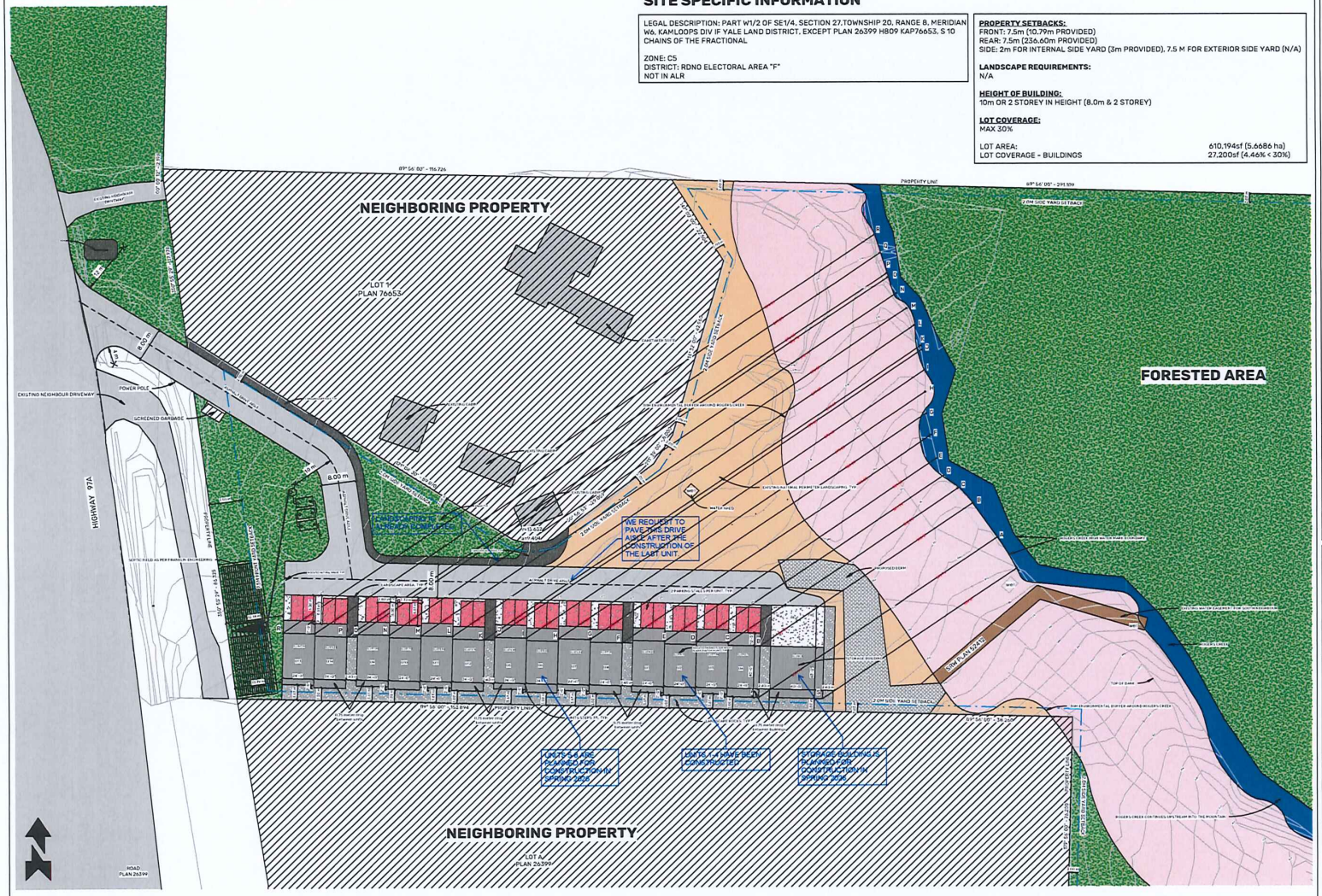
PROPERTY SETBACKS:
FRONT: 7.5m (10.79m PROVIDED)
REAR: 7.5m (236.60m PROVIDED)
SIDE: 2m FOR INTERNAL SIDE YARD (3m PROVIDED), 7.5 M FOR EXTERIOR SIDE YARD (N/A)

LANDSCAPE REQUIREMENTS:
N/A

HEIGHT OF BUILDING:
10m OR 2 STOREY IN HEIGHT (8.0m & 2 STOREY)

LOT COVERAGE:
MAX 30%

LOT AREA:	610,194sf (5.6686 ha)
LOT COVERAGE - BUILDINGS	27,200sf (4.46% < 30%)



SITE PLAN 1/32" = 1'-0"

PRIME BUILDING
DESIGN

#202 - 3704 32nd St, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

No.	Description	Date
01	Issued for DP	2023-06-07
02	Re-Issued for DP	2023-09-11
03	Issued for Communication	2023-09-27
04	Issued for Berm Design	2023-10-03
05	Issued for Floodplain Exemption	2023-10-19
06	Issued for Berm Adjustment	2023-12-13
07	Issued for Berm Approval	2024-03-27
08	Issued for DP Revision	2026-02-05

Mara Spring Lodges

8259 Highway 97A

SITE PLAN
ZONING ANALYSIS

Project Number	23-019
Date	2023-04-05
Designed By	PW

A01

Scale: As indicated

REGIONAL DISTRICT NORTH OKANAGAN

PLANNING DEPARTMENT INFORMATION REPORT

FLOODPLAIN EXEMPTION REQUEST

DATE:	May 21, 2026
FILE NO.:	26-0320-F-DP
OWNER/APPLICANT:	2010909 Alberta Ltd c/o Amanda Watson
LEGAL DESCRIPTION:	Lot 1, Sec 34, Twp 20, R8, W6M, KDYD, Plan 5128
P.I.D.#:	010-380-663
CIVIC ADDRESS:	8536 Highway 97A
PROPERTY SIZE:	0.5 ha
ZONING:	Recreation Commercial (C.5)
O.C.P. DESIGNATION:	Commercial
PROPOSED EXEMPTION:	Floodplain elevation of a dwelling

PLANNING DEPARTMENT RECOMMENDATION:

That an exemption to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved for the property legally described as Lot 1, Sec 34, Twp 20, R8, W6M, KDYD, Plan 5128 and located at 8536 Highway 97A, Electoral Area "F" to permit the alteration of a dwelling shown on the site plan attached to the Planning Department report dated May 21, 2026:

1. Section 6.1.2.b by reducing the flood construction level for land adjacent to Mara Lake from 351.1 m GSC datum to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and,
2. Section 6.1.2.g by reducing the flood construction level for land adjacent to King Baker Creek from 1.5 m above the natural boundary of the creek to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and further,

That an exemption to Section 6.1.2.b and Section 6.1.2.g of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved subject to a Section 219 Covenant being registered on the title of the subject property which states that:

1. the recommendations outlined in the report from Tetris Geotechnical Engineering Ltd. dated April 28, 2026 must be adhered to for the alterations of the dwelling;
2. the Regional District must be indemnified from any damages that may be caused by flooding;
3. the property owner must reimburse the Regional District for any expenses that may be incurred by the Regional District as a result of a breach of the aforementioned covenant.

SUMMARY:

This report relates to a Floodplain Exemption request for the property located at 8536 Highway 97A, Electoral Area "F". The applicant is proposing to alter an existing dwelling. The proposal requires an exemption to the floodplain elevation requirements of the Zoning Bylaw as the main floor and basement of the dwelling do not comply with the flood construction level requirements of Mara Lake and King Baker Creek.

The Planning Department recommends that the Floodplain Exemption request receive favourable consideration as a Professional Engineer has provided a report which states that it would be safe to use the property and the dwelling for the intended use. The report contains recommendations which the Engineer states must be followed. Staff recommend that approval of the development be subject to a covenant being registered on the title of the property which saves harmless the Regional District from losses or damages that may be caused by flooding and requires that the alterations to the dwelling adhere to the recommendations outlined in the Engineers' reports.

BACKGROUND:

Application History

In 1994, a previous owner applied for a Building Permit to construct a dwelling on the property. The Permit contains a condition that the dwelling must comply with a floodplain elevation of 351.0 m GSC Datum which was the required floodplain elevation at the time. The dwelling was to contain a crawlspace but was constructed with a basement. In 1996, the Building Permit was finalized. A survey which confirms the flood construction level of the dwelling is not contained in the Building Permit file.

In November 2025, a Stop Work Order was issued for the construction of a deck addition to the dwelling without a valid Building Permit. In November 2025, the owner applied for a Building Permit to renovate the dwelling. The proposed renovation included updating the exterior siting, some dimensional window changes and one additional bathroom. The applicant indicated a Building Permit application for the deck addition which was the subject of the Stop Work Order was also being prepared but was not ready to be submitted. The Building Permit for the renovation of the dwelling was issued in December 2025.

In March 2026, the Building Inspector attended the property for an inspection related to the Building Permit issued for the above noted renovations. At this time, it was determined that the dwelling contained a basement which was not previously indicated in previous Building Permits. The Building Inspector requested that the applicant provide a survey to confirm the flood construction elevation of the dwelling. The applicant provided a survey of the property which shows that the elevations of the main floor and basement of the dwelling do comply with the flood construction level requirements of the Zoning Bylaw.

Covenants

In 1998, Covenant No. KM17493, which is registered in the name of the Provincial Government and Regional District, was registered on the property's title as a condition of the issuance of a Development Permit. The covenant contains the following restrictions:

- prohibits buildings to be located with 15 m of the natural boundary of Mara Lake or King Baker Creek or below an elevation of 351.1 m GSC Datum.
- saves harmless the Province and Regional District due to losses or damages from flooding or from widening of Highway 97A.
- prohibits development of new cabins, dwellings or accessory buildings except as approved by the subject Development Permit.
- prohibits natural vegetation located between any area of proposed recreational and/or commercial development and King Baker Creek from being disturbed.

Covenant No. KM17493 was modified in 2002 to remove the restriction to prohibit further development of new cabins, dwellings or accessory buildings by Covenant Modification No. KM17493.

Site Context

The 0.5 ha subject property is located on the west side of Highway 97A and the east side of Mara Lake. The property currently contains six rental cabins and a dwelling for the owner of the commercial business. The dwelling is located in the middle of the north half of the property. King Baker Creek runs through the southeast corner of the property. The property is generally flat. Access to the property is gained from Highway 97A in the southeast corner of the property. The buildings on the property are serviced with an on-site septic system and a well.

The subject property is designated Commercial in the Official Community Plan and is zoned Recreation Commercial (C.5). The subject property is not within the Agricultural Land Reserve. The attached maps show the location, zoning and OCP designation of the subject and surrounding properties. The attached orthophoto was taken in 2025.

Proposal

The applicant is proposing to renovate the existing dwelling on the property. The applicant is requesting an exemption to the floodplain elevation requirements of the Zoning Bylaw as the existing dwelling is below 351.1 m GSC Datum and less than 1.5 m above the natural boundary of King Baker Creek. The main floor of the dwelling is located at 350.71 m and the basement is below this level. The basement is used for storage and as a garage for parking vehicles and includes the location of the mechanical services. The basement is not used or proposed to be developed as habitable space.

The owner hired a Qualified Environmental Professional (QEP) to review the proposed development in accordance with the Riparian Area Protection Regulations. The Province has approved the assessment, including the proposed 15 m setback from Mara Lake and King Baker Creek.

In relationship to the dwelling, the owner has provided a report dated April 28, 2026, from Qiyan (Rick) Jiang, P.Eng of Tetris Geotechnical Engineering Ltd which states the following:

- In conclusion, in our opinion and subject to the conditions and limitations contained in this report, the land and existing dwelling can be used safely for the intended residential use under a floodplain exemption framework. This conclusion expressly accounts for the existing main floor being approximately 0.3 to 0.4 m below the Mara Lake FCL, the existing basement and

mechanical services being below FCL, and the King Baker Creek flood construction requirement of 1.5 m above the creek's natural boundary. TetrisGeo recommends that any exemption approval be tied to a Section 219 restrictive covenant or equivalent title notice acknowledging:

- the dwelling includes a basement and main floor that are built below the FCL,
- the owner accepts the flood risk associated with the existing basement or lower-level condition,
- no reliance is placed on this exemption for future habitable expansion below the applicable flood construction level, and
- future routine inspection and maintenance of shoreline drainage, lawn grades, patio/deck area, and beach transition areas is required.
- ongoing maintenance of sump pumps, backup power, alarms, drainage paths, creek-side protection, and the creek corridor is required; and future work that expands habitable space below FCL, alters creek conveyance, or modifies flood/erosion protection should be reviewed separately.

PLANNING ANALYSIS:

The Planning Department recommends that the requested flood construction level exemption be approved for the following reasons:

- The applicant has submitted a report from a Professional Engineer stating that the existing dwelling can be safely used for the intended use provided the recommendations of the Engineer's report are followed.
- The existing dwelling is outside the 15 m riparian setback as approved by the Province and the 15 m floodplain setback requirements of the Zoning Bylaw.
- The majority of the property is below the 351.1 m floodplain elevation required for Mara Lake and the 1.5 m elevation for King Baker Creek and would require an exemption for buildings on most of the property unless otherwise exempt.

Staff recommend that the applicant register a covenant on the title of the subject property to indemnify the Regional District from any losses or damages that may be caused by flooding and which specifies that the building alterations must adhere to the recommendations outlined in the Engineer's report.

ZONING BYLAW:

The subject property is zoned Recreation Commercial (C.5). The uses permitted in the C.5 zone include accommodation (including campgrounds, cabins, hotels, motels), entertainment and recreation facilities, food service, retail sales and storage of boats, gasoline and motor oil, recreation vehicles, and sporting goods (including rental); service and repair, seasonal use, and temporary accommodation use. A dwelling unit for the owner, operator or employee of the principal commercial use is also permitted.

Floodplain Management Provisions

Section 6.1.2 of the Zoning Bylaw states that where more than one flood construction level is applicable, the higher elevation shall be the flood construction level.

Section 6.1.2.b of the Zoning Bylaw states that the underside of a floor system or the top of any pad supporting any space or room that is used for dwelling purposes must be constructed at 351.1 m GSC datum for land adjacent to Mara Lake.

Section 6.1.2.g of the Zoning Bylaw states that the underside of a floor system or the top of any pad supporting any space or room that is used for dwelling purposes must be 1.5 m above the natural boundary of any other watercourse, lake, marsh, or pond. This applies to King Baker Creek.

Section 6.1.3.b of the Zoning Bylaw states that the portion of a building or structure to be used as a carport, garage or entrance foyer is exempted from Flood Construction Level provisions.

Section 6.1.4 of the Zoning Bylaw states that the Floodplain Setback from the natural boundary of any other watercourse, lake, marsh, or pond is 15.0 m. This applies to Mara Lake and King Baker Creek.

Section 6.1.10 of the Zoning Bylaw states that pursuant to Section 524(7) of the Local Government Act, the Regional District of North Okanagan may grant exemptions from the application of floodplain setbacks and flood construction levels provided that the property owner submits a written request for an exemption to the Regional District Board of Directors; and the exemption is consistent with the Provincial Guidelines; or a professional engineer or geoscientist, or other prescribed person, certifies that the property can be safely used for the intended use.

Flood construction level means a designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a natural boundary, natural ground elevation, or any obstruction that could cause ponding.

Floodplain means an area which is susceptible to flooding from an adjoining watercourse, lake, or other body of water and that which is designated in Section 6.1 of this Bylaw.

Floodplain setback means the required minimum distance from the natural boundary or other reference line of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level, so as to maintain a floodway and allow for potential land erosion.

Riparian Areas Regulation Provisions

Section 6.2 of the Zoning Bylaw states that development may not occur within the Riparian Assessment Area (within 30 m of the high water mark of a riparian watercourse) unless a lesser setback is determined by an assessment completed by a Qualified Environmental Professional under the Riparian Area Regulations or an approval is granted under the Riparian Area Regulation by the applicable provincial or federal agencies.

The Regional District has received notification that an assessment report has been approved by the Province in accordance with the Riparian Area Regulations.

OFFICIAL COMMUNITY PLAN:

The Electoral Area "F" Official Community Plan designates the land use of the subject property as Commercial. In addition, the property is designated as being within a Commercial (Form and Character) Development Permit Area and a Riparian (Mara Lake and King Baker Creek) Development Permit Area.

The Electoral Area "F" OCP states that all land designated as Commercial are designated as Development Permit Areas for the establishment of guidelines for the form and character of development. New development must obtain a Development Permit as a condition precedent to subdivision, building construction or land alteration.

A Commercial Development Permit would be required at the time of Building Permit for the proposed buildings. The applicant has submitted a Development Permit application the approval of which is delegated to staff.

The Electoral Area "F" OCP states that all Riparian Assessment Areas within Electoral Area "F" are designated as Riparian Development Permit Areas. Unless an exemption applies, new development must obtain a Development Permit as a condition precedent to subdivision, building construction or land alteration.

The proposal qualifies for an exemption to the Protection of the Natural Environment Development Permit requirements as the Regional District has received notification that an assessment report has been approved by the Province in accordance with the Riparian Area Regulations.

LOCAL GOVERNMENT ACT / COMMUNITY CHARTER:

Section 524(7) of the *Local Government Act* states that a local government may grant an exemption from a floodplain setback requirement provided that the exemption is consistent with the Provincial Guidelines or the local government has received a report from a professional engineer or geoscientist, or other prescribed person, to certify that the property can be used safely for the use intended.

Section 524(8) of the *Act* states that the granting of an exemption may be made subject to the terms and conditions that the local government considers necessary or advisable, and can require that a person enter into a Section 219 covenant.

Section 56 of the *Community Charter* states that if a bylaw regulating the construction of buildings or other structures is in effect and a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding or debris flows, the building inspector may require the owner of land to provide the building inspector with a report certified by a qualified professional that the land may be used safely for the use intended.

Section 56 of the *Community Charter* also states that if a qualified professional determines that the land may not be used safely for the use intended, a building inspector must not issue a building permit. A building inspector may issue a building permit if a qualified professional certifies that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the professional's report.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. **RDNO Community Services Manager**
2. **RDNO Rural Services Manager**
3. **Ministry of Environment**
4. **Ministry of Forest Lands & Natural Resources**
5. **RDNO Building Inspection Department**
6. **Ministry of Transportation and Transit**

Submitted by:

Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:

Greg Routley
Planning Manager

Endorsed by:

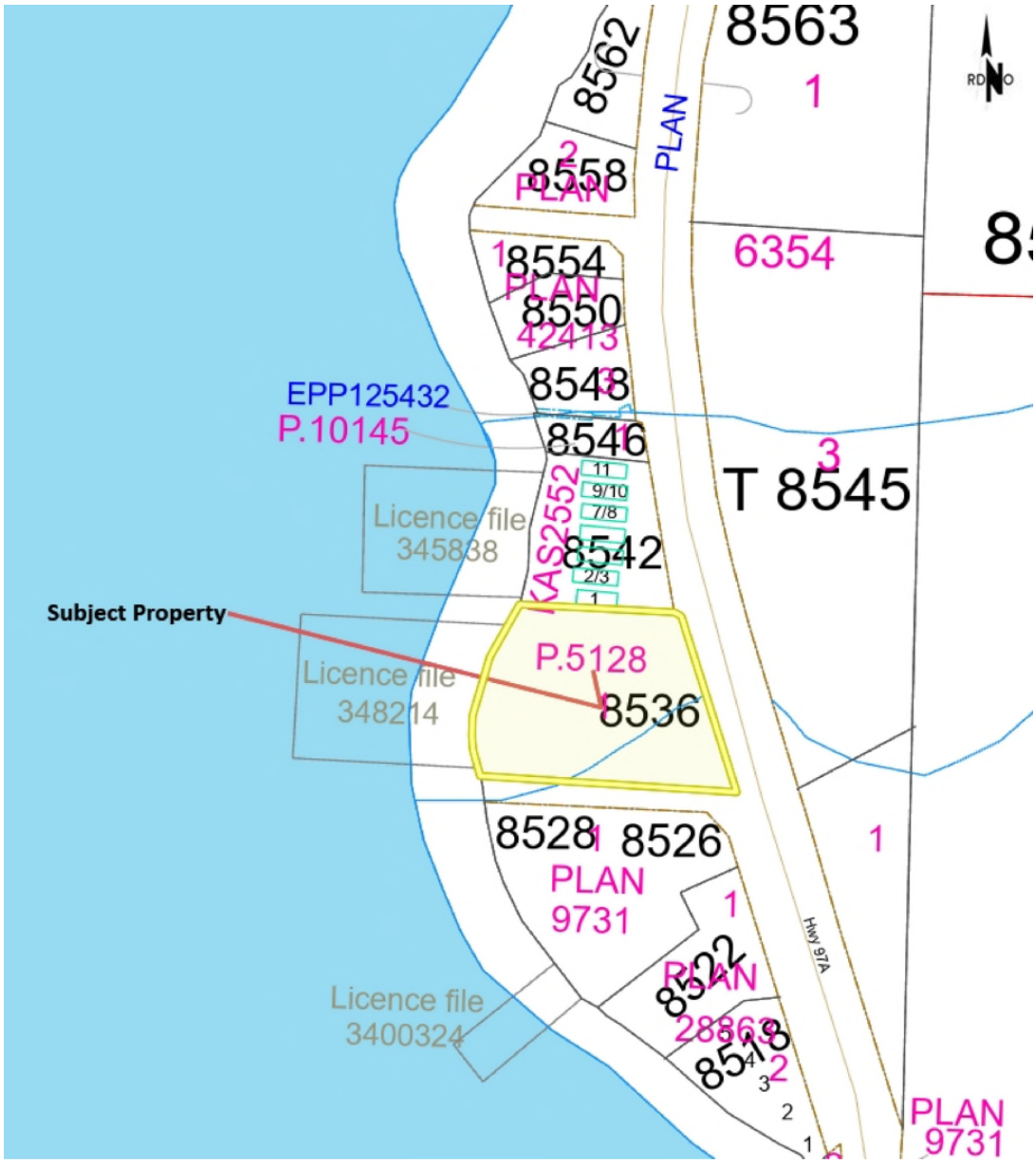
Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:

David Sewell
Chief Administrative Officer

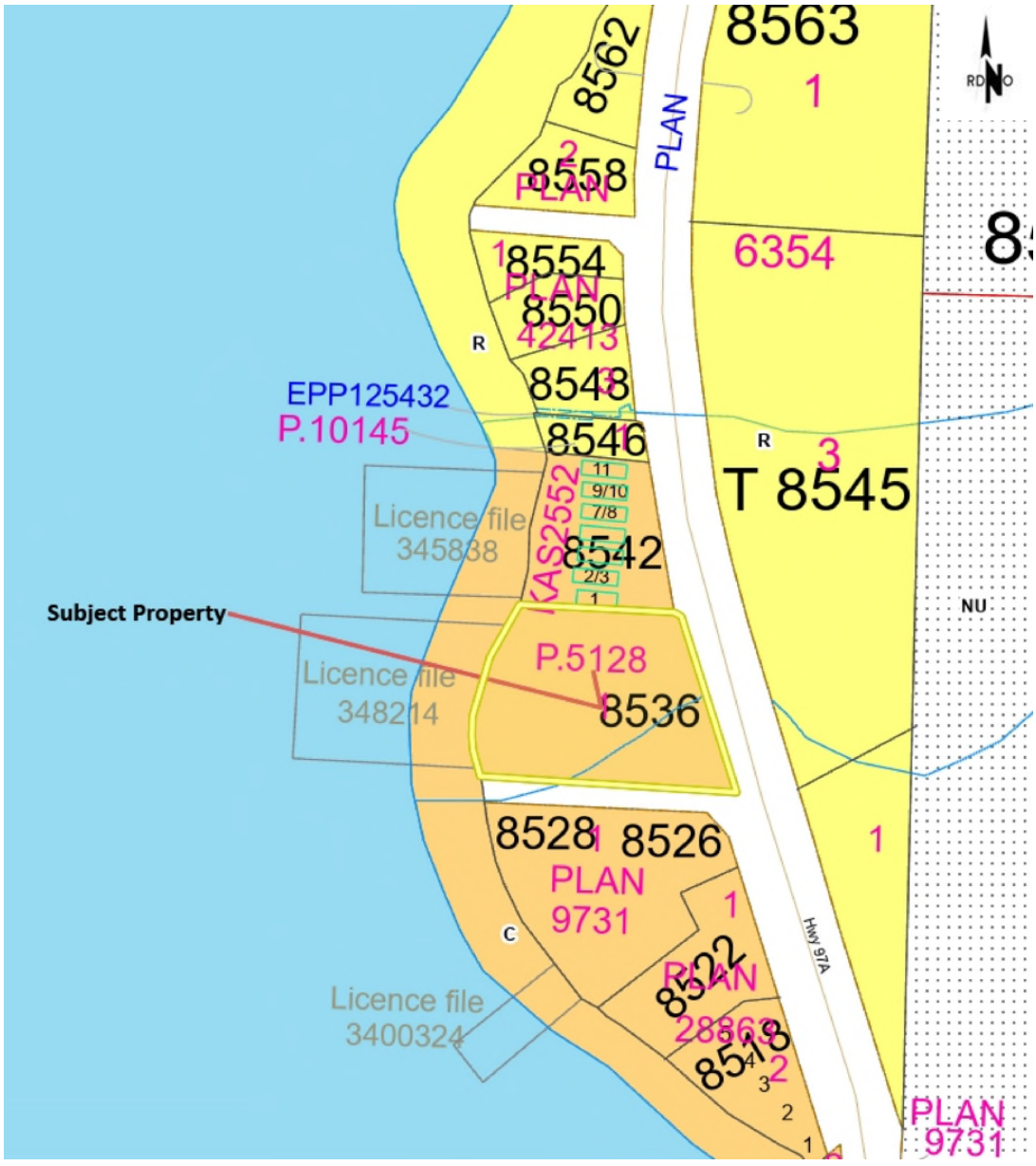
SUBJECT PROPERTY MAP
FLOODPLAIN EXEMPTION REQUEST

File: 26-0320-F-DP
Location: 8536 Highway 97A



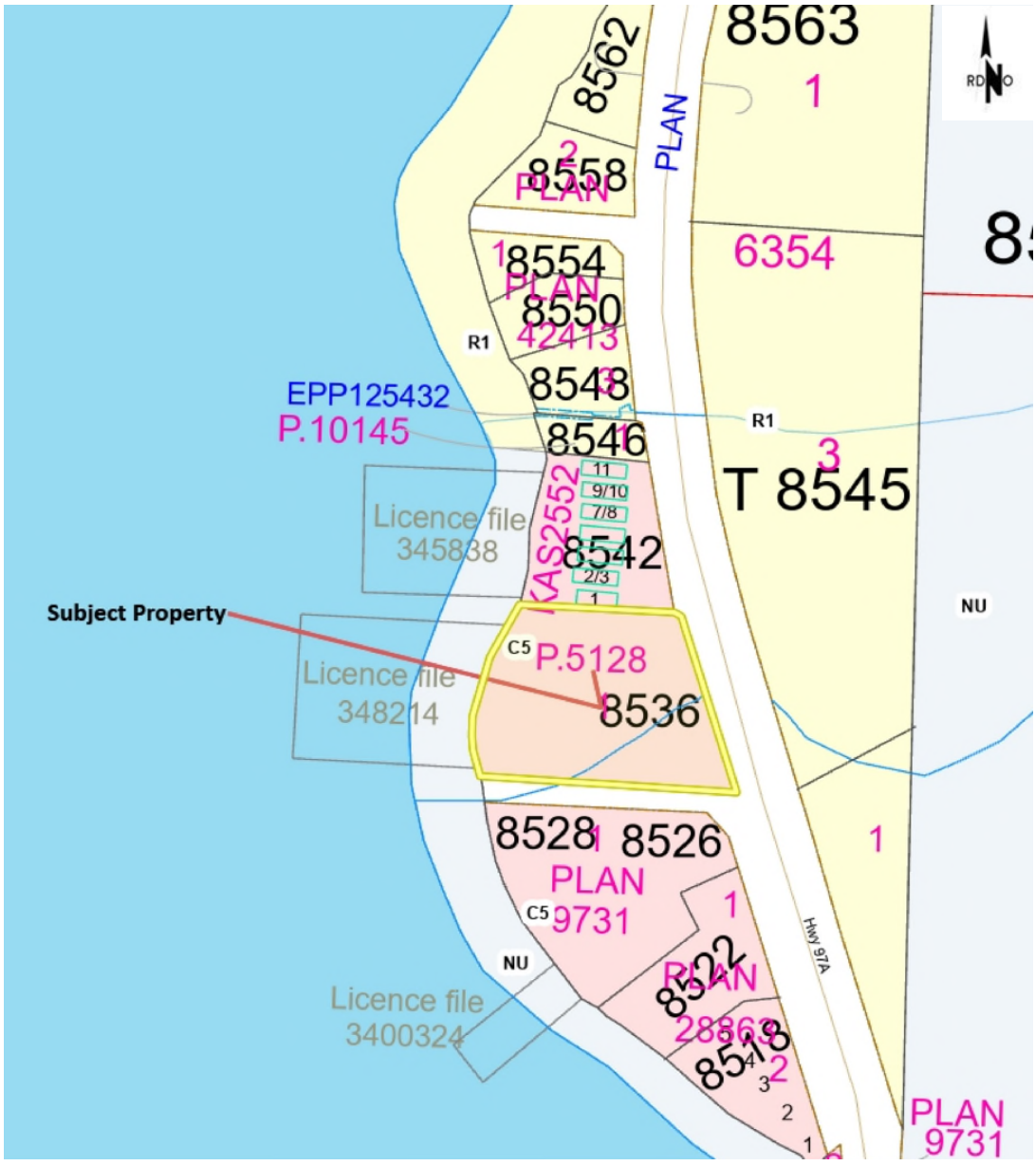
SUBJECT PROPERTY MAP
FLOODPLAIN EXEMPTION REQUEST
OCP DESIGNATIONS

File: **26-0320-F-DP**
Location: **8536 Highway 97A**



SUBJECT PROPERTY MAP
FLOODPLAIN EXEMPTION REQUEST
ZONING

File: **26-0320-F-DP**
Location: **8536 Highway 97A**

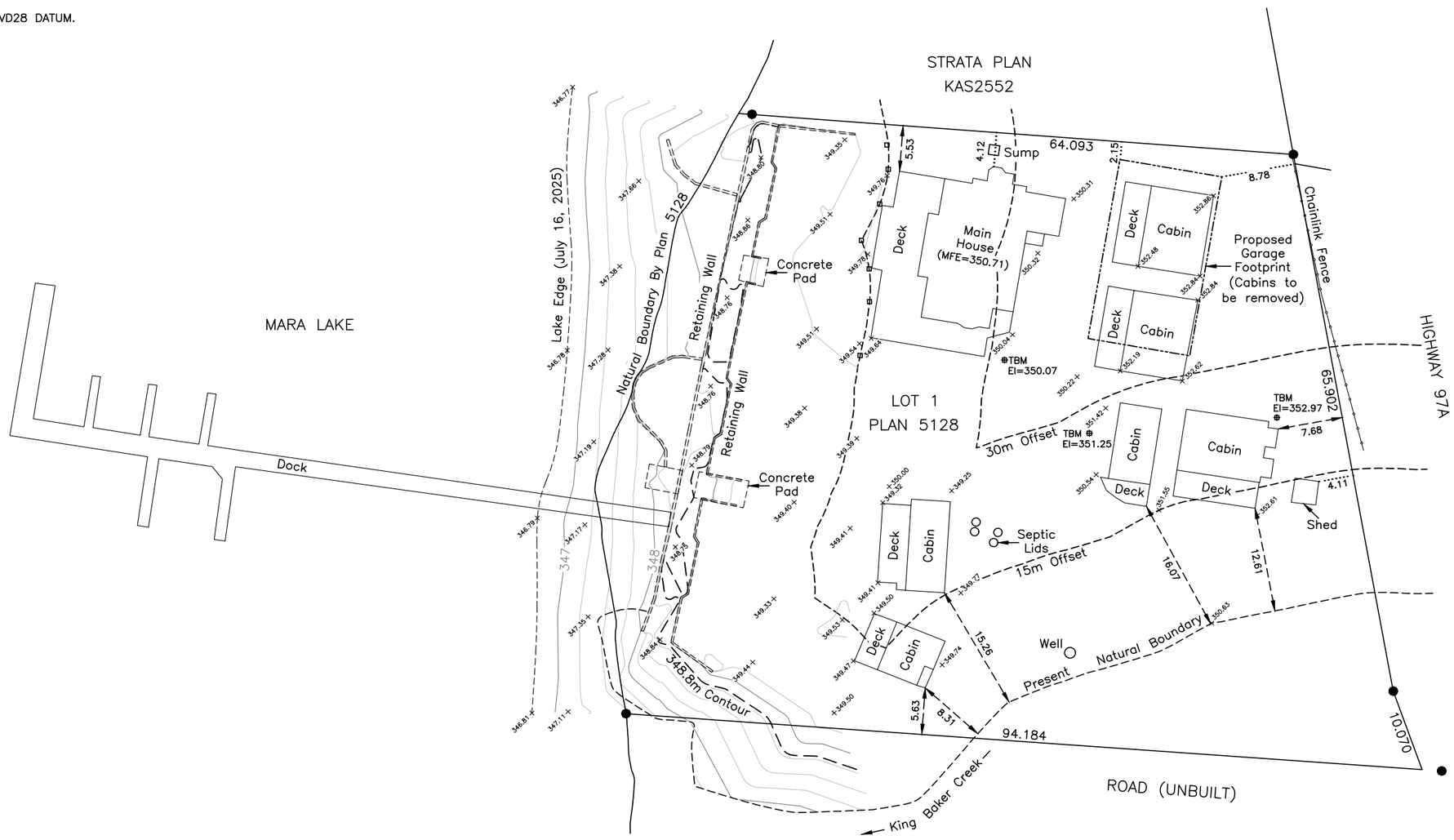


SUBJECT PROPERTY MAP
FLOODPLAIN EXEMPTION REQUEST
ORTHOPHOTO

File: 26-0320-F-DP
Location: 8536 Highway 97A



ALL DISTANCES ARE IN METRES.
ELEVATIONS ARE IN METRES, CGVD28 DATUM.
CONTOUR INTERVAL IS 0.25m.



LEGEND:

- ● denotes iron pin found
- 439.14+ denotes spot elevation
- MFE denotes main floor elevation
- TBM denotes temporary benchmark set
- ▫ denotes survey stake set

0m 10 20 30m

SITE PLAN OF LOT 1, PLAN 5128,
SEC 34, TP 20, R 8, W6M, KDYD

118240T04

SCALE: 1 : 500	OUR FILE: R11824
DATE: 24 MAR 2026	DRAWN: SC

2010909 Alberta Ltd.

McPherson Maddox
Land Surveying
3500 – 30th Street
Vernon, BC V1T 5E8
Telephone: (250) 542–4343

Tetris Geotechnical Engineering Ltd.

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TG26-0187
Date: Apr 28, 2026 (Revised)

To:
Amanda
[redacted]

Re: Floodplain Assessment and Exemption Letter for the Existing Lakefront Residence @ 8536 Hwy 97A, Regional District of North Okanagan

1.0Introduction

With your recent authorization, Tetris Geotechnical Engineering Ltd. (TetrisGeo) completed a floodplain review for the existing lakefront residence at the referenced Mara Lake property. This letter summarizes the available regional information, survey review, site review, and screening-level floodplain mapping to support a floodplain exemption for the existing development.

The subject site is situated along the east shoreline of Mara Lake in the Mara / Swansea Point area, within a narrow lakeshore corridor bounded to the west by the lake and to the east by rising upland terrain and the Highway 97A corridor. Existing development occupies a shoreline bench that includes a residence, accessory structures, a dock, beach frontage, and deck/patio/landscape improvements associated with the existing dwelling. The current basement is built below the Flood Construction level of Mara Lake.

Mara Lake is a long, narrow freshwater lake within the upper Shuswap drainage system in south-central British Columbia, occupying a glacially formed valley and bordered in many areas by relatively steep upland terrain and a narrow shoreline bench. Provincial lake monitoring data indicate that Mara Lake has a surface area of approximately 19.51 km², a maximum depth of approximately 46 m, and an elevation of approximately 347 m. Hydrologically, the lake forms part of the Shuswap River system: the Shuswap River flows through Mara Lake, and the downstream outlet at Sicamous Narrows conveys water onward into Shuswap Lake. Water Survey of Canada metadata for the Mara Lake near Sicamous station indicates a contributing drainage area of approximately 5,470 km², reflecting the large upstream watershed that influences lake levels. As such, lake levels are governed primarily by the regional balance of snowmelt freshet, tributary inflow, and seasonal runoff, with high water in the connected Shuswap–Mara system typically occurring during late spring to early summer freshet, generally peaking around June to July, followed by gradual recession through summer and comparatively lower winter water levels. At the local shoreline scale, short-duration inflows from steep tributary creeks and gullies may also contribute localized overland flow, sediment delivery, and debris during intense rainfall or rain-on-snow events; however, the dominant control on broader floodplain exposure along Mara Lake remains the regional lake-level response of the Shuswap River–Mara Lake–Sicamous Narrows system.

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Regional surficial conditions are consistent with a glaciated interior valley setting. Materials in similar lakeshore settings commonly comprise glacial and glaciofluvial deposits overlain or locally reworked by shoreline sand, gravel, cobbles, and localized colluvial veneers.

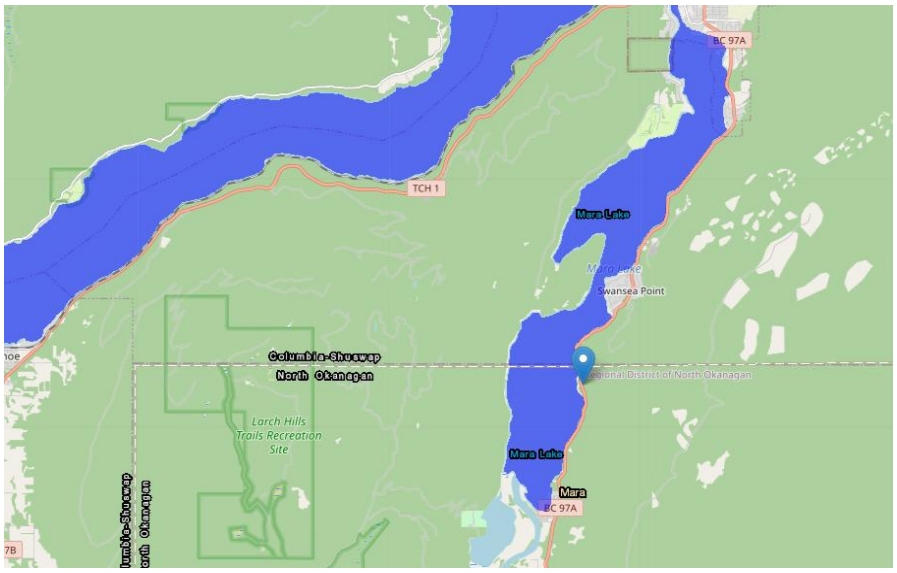


Figure 1: Regional context and location of the subject site along Mara Lake.

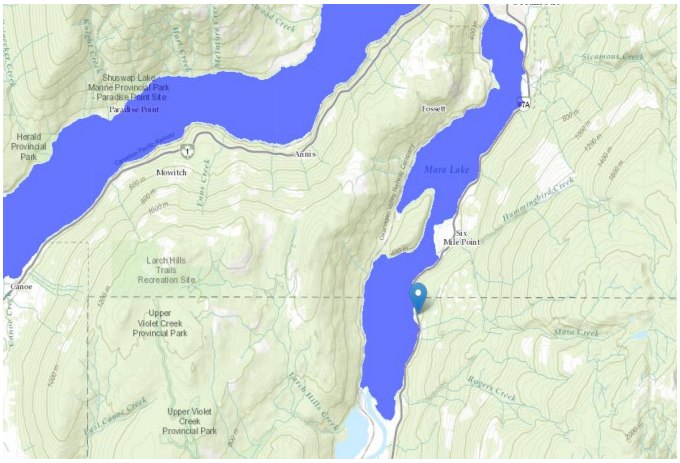


Figure 2: Topographic regional context of the subject site along the east shoreline of Mara Lake.

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2.0 Onsite Visual Review:

Based on the March 24, 2026, survey plan, review of client-provided information, and recent site review, the subject property contains an existing main dwelling, several accessory cabin structures, a dock, a broad open lawn frontage, beach area, and elevated patio/deck improvements fronting Mara Lake.

The lakeside portion of the lot is developed as a broad, gently falling shoreline bench between the residence and Mara Lake. Ground elevations across the developed bench generally range from Elev—349.3 m to 350.0 m near the dwelling side of the lot. A wide, open lawn and landscaped terrace between the dwelling and the beach are noted during our site review. A retaining wall is constructed at the end of the beach to support the upper terrace. An elevated patio/deck and localized grade transition are in the rear yard.

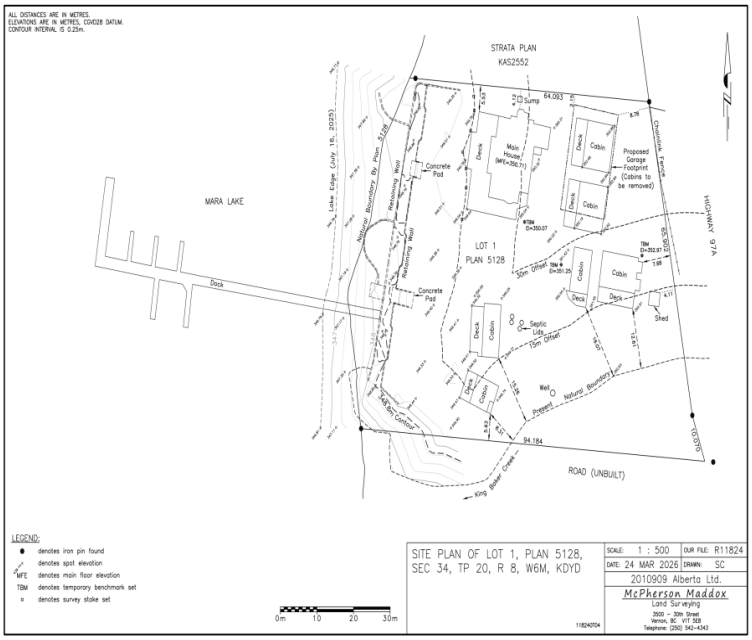


Figure 3: Survey plan showing site layout, shoreline feature, and existing development at Mara Lake.

Client information indicates that an existing basement below the applicable flood construction level of Mara Lake contains mechanical services and forms part of the original house construction. Based on the information reviewed, the current exemption request pertains to retaining an existing building condition rather than expanding the habitable floor area toward the lake or widening the basement footprint.

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The dwelling is set back landward of the active beach frontage, with a relatively broad and laterally open shoreline approach. This geometry supports the interpretation that any extreme lake inundation would first spread across the lower beach and open lawn/terrace area before reaching the building envelope.



Figure 4: Aerial overview of the subject property, dock, beach, and developed shoreline bench.

3.0 Floodplain Assessment

In assessing hazards associated with the subject site, this geotechnical report has applied the 1993 paper, Hazard Acceptability Thresholds for Development Approvals by Local Government, by Dr. Peter W. Cave (Cave Report), which is acknowledged throughout British Columbia as a defining document in hazard assessment. The Cave Report details eight geotechnical hazards that may pose a risk to a site, with floodwater identified as a hazard for this site, as demonstrated in Table 1 below.

Table 1: Eight Hazards

Hazard	Definition
Inundation by Flood Waters	Characterized by a massive volume of water flowing in a channel or valley, a portion may flow over the bank. Other hazards, including channel erosion and avulsion, often accompany floods.
Mountain Stream Erosion and Avulsion	This type of hazard is characterized by the lateral migration of a stream channel (erosion) and the abandonment of the channel course to occupy a different position on the alluvial fan (avulsion). It may be associated with significant flow events.

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Debris Flows and Debris Torrents	A rapid, channelized, fluid transport of water-saturated debris. A debris flow path can be divided into an initiation zone, a transport and erosion zone, and a deposition zone. Transport often initiates within steep gullies and is conveyed downslope at high velocity, potentially damaging forests and human development.
Debris Floods	A significant flood event is associated with unusually high sediment transport, including coarse bedload and organic material such as trees and logs.
Landslides, Small-Scale, Localized	The sudden, rapid, gradual, and incremental downslope movement of soil, rock, and other weathered materials.
Snow Avalanche	Avalanches are the sudden and rapid downslope movement of snow and ice. They develop large amounts of kinetic energy and damage anything in their path.
Rock Fall	The detachment of individual rock fragments from a steep slope and their gravitational downslope transport.
Landslides, Massive, Catastrophic	The sudden and rapid movement of vast amounts of soil, rock and other weathered materials.

The Cave Report describes the appropriate regulatory responses and approval conditions for development applications for sites susceptible to geohazards. The regulatory reaction for a specific site is based on the applicable geohazards, the expected return period of these hazards, and the proposed development's scope. The Approval Rating is quantified on a scale of 1 to 5, with corresponding approval conditions provided in Table 2 below.

Table 2: Hazard-Related Responses to Development Approval Applications

Approval Rating	Approval Response
1	Approval without conditions relating to hazards.
2	Approval is not required without sitting conditions or protective work conditions, but with a covenant that includes "save harmless" conditions.
3	Approval is needed, but with sitting requirements to avoid the hazard or protective work requirements to mitigate the risk.
4	Approval is as (3) above but with a covenant including "save harmless" conditions, sitting conditions, protective works, or both.
5	Not approvable.

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The figure below shows the acceptance criteria from Cave's report for floodwater assessment.

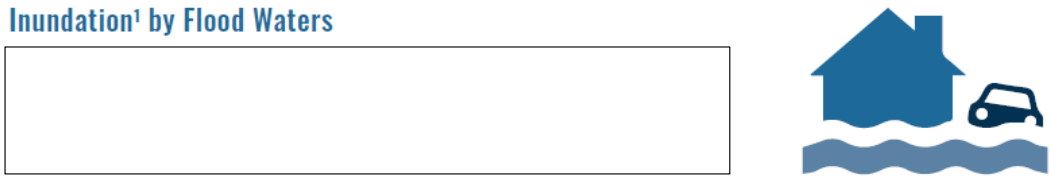


Table 1

	1:40	1:40-1:200	<1:200
Minor Repair (<25%)	2	1	1
Major Repair (>25%)	4	3	1
Reconstruction	4	3	1
Extension	4	3	1
New Building	4	3	1
Subdivision (infill/extend)	5	4	1
Rezoning (for new community)	5	5	1

1 Flooding Hazard involves both inundation and erosion/avulsion. Hazard acceptability threasholds must therefore involve assessment of both types of hazards at a given site.

Figure 5: Cave Acceptance Criteria for Different Structures

Generally speaking, predicting floodwater rise and inundation involves applying current runoff values to extreme-value models for continuous runoff data, thereby deriving 100- and 200-year return-period values for the floodplain mapping process. The floodplain mapping also considers the river basin, existing dikes, dams, and other protection structures, as well as topographic features. Floodplain mapping shall generate outputs, including inundation area, river channel floodwater depth, discharge and velocity, and overland floodwater depth.

Furthermore, TetrisGeo used the Floodplain Prediction mapping resource developed by Western University of Canada for site assessment. Climate change and rainfall prediction data can be extrapolated from CMIP6 – the Coupled Model Intercomparison Project Phase 6 (Program for Climate Model Diagnosis and Intercomparison) and the North American Regional Reanalysis (developed by the Physical Sciences Laboratory). According to their model, under climate change and 1-in-200-year return-frequency flooding events, similar results

Their 1-in-200-year floodplain mapping with future climate change conditions indicates that this portion of the Mara Lake shoreline lies within a generalized lake-adjacent inundation band. At the regional scale, the mapping captures broad shoreline exposure along the east side of Mara Lake and reflects a

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screening-level representation of potential extreme lake flooding. In this modelling, the floodplain reached the open lawn and the rear deck area.

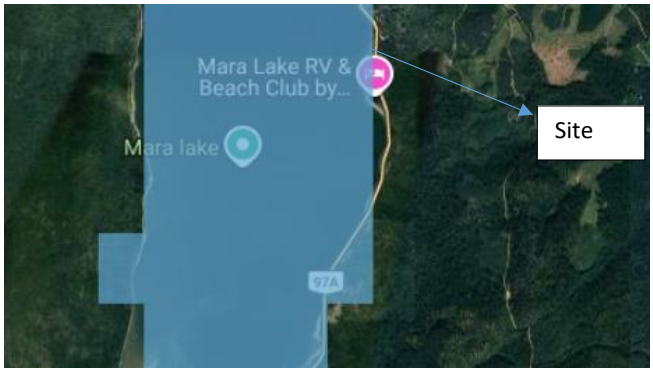


Figure 5: 1-in-200-year flood mapping at regional and parcel scales near the subject property.

BGC Engineering's floodplain mapping of the region terminates at an administrative boundary. Based on this mapping, the front beach of the subject property will be within the floodplain if the study is extended further.

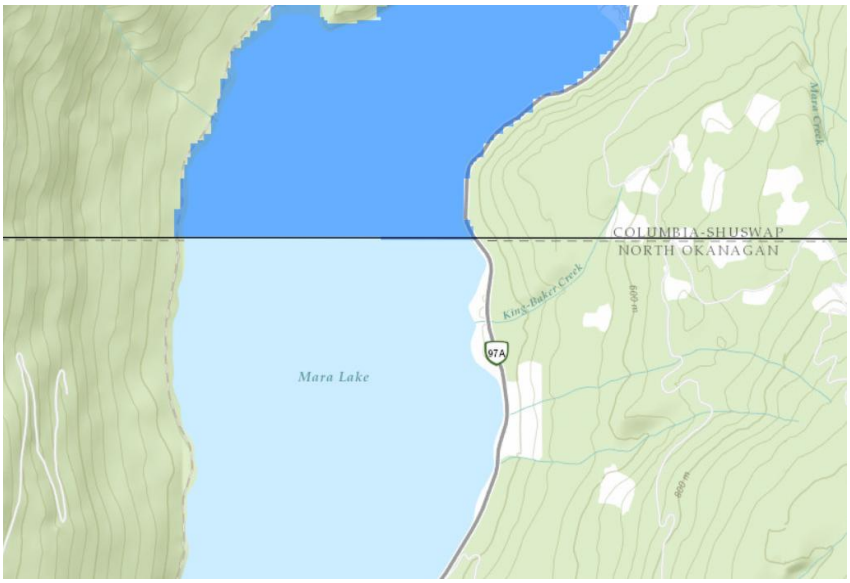


Figure 6: BGC mapping stops near an administrative boundary in the vicinity of the site.

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4.0 Floodplain Exemption Rationale and Recommendations

Based on the site review and survey information, the subject property is developed on a distinct upper lakeshore bench/terrace rather than on a low, flat beach surface directly contiguous with the active lake margin. The site presents a clear stepped or terraced topographic profile from west to east, consisting generally of: (i) the active beach and foreshore at the immediate lake edge, (ii) a lower transitional beach-fronting strip and a raised landscaped lawn area via a retaining wall, and (iii) a broader upper patio/dwelling platform set further landward at a higher elevation. This terraced configuration is important from a floodplain perspective, as it indicates that any elevated lake level, wave run-up, or short-duration shoreline inundation would be expected to first affect the beach frontage and immediate lower foreshore/lawn margin, rather than the principal residential platform. The retaining wall provides additional protection against wave run-up tidal extreme events. No obvious signs of frequent inundation, flood wrack deposition, scour, or recent lake encroachment extending into the upper developed portion of the site are noted during our review. The previously discussed regional-scale floodplain mapping cannot incorporate any site-specific improvements, such as this retaining wall.

The March 24, 2026, survey indicates a vertical relief of approximately 3 m between the active lakefront margin and the principal building platform. The residence is also set back landward of the immediate beach and lower lawn area, such that any extreme lake-level rise would most likely be expressed first across the beachfront portion of the property, with only progressively more extreme conditions potentially extending into the lower landscaped area, to the toe of the retaining wall.

In our opinion, the onsite review, visual evidence, and surveyed grades collectively indicate that the primary flood exposure is concentrated along the beach and the immediate lakefront strip. In contrast, the existing residence and upper patio/lawn area occupy a higher, recessed, and more defensible terrace. The absence of visible indicators of routine lake reaches into the upper yard, together with the measurable elevation gain from the active shoreline to the dwelling platform and the retaining wall, provides additional site-specific support for a floodplain exemption rationale for the existing development, particularly where the application pertains to retention of existing structures without any expansion of the basement.

In our opinion, retaining the existing residence and the current basement footprint is reasonable from a geotechnical and floodplain screening perspective, provided that the exemption is limited to the existing development footprint and accompanied by appropriate risk acknowledgement. The observed lot geometry is broad and open rather than channelized, and no substantial berm or major retaining structure along the beach front is noted during our review that would be expected to redirect floodwater onto neighbouring lands materially.

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Recommended conditions and good-practice measures are summarized below:

- No further expansion of the existing basement.
- Maintain and routine inspection of the sump pump system in the basement, provide a backup generator, such as a gas portable one, in the emergency of a power outage and extreme rain event.
- Close off the openings underneath the patio to prevent flood water from reaching the basement in an extreme, prolonged event.
- Maintain positive site drainage.
- Do not install new berms, significant fill, or rigid shoreline barriers under this exemption that could alter local flood spreading patterns. Periodically review lawn grades, patio/deck areas, and shoreline landscape features and maintain them in serviceable condition.
- No habitable/ or sleeping dwelling is permitted inside the basement.

4.1 Applicable Flood Construction Level Requirements

The Regional District of North Okanagan floodplain management regulations identify a fixed FCL of 351.1 m GSC datum for land adjacent to Mara Lake. The regulations also identify an FCL of 1.5 m above the natural boundary of any other watercourse, lake, marsh, or pond. As such, the subject property is influenced by both Mara Lake and King Baker Creek; both criteria apply to the floodplain review.

Based on the March 24, 2026, survey plan, the main house is identified with a main floor elevation (MFE) of approximately 350.71 m. Compared with the 351.1 m Mara Lake FCL, the main floor is approximately 0.39 m below the applicable lake FCL. The basement level and basement mechanical areas are located lower than the main floor and are therefore also below the applicable lake FCL. Based on the discussions and rationale in the above section, the main floor's current elevation is feasible, subject to the same recommendations outlined for the basement discussions.

With respect to King Baker Creek, the applicable FCL is not a fixed elevation; it is defined as 1.5 m above the creek's natural boundary. The available survey and site review notes that King Baker Creek flows through the southern/western portion of the property before discharging toward Mara Lake. Based on our on-site visual review and measurement, the main dwelling floor’s elevation meets this FCL requirement(1.5m higher than the creek boundary), but not the basement’s elevation.

4.2 King Baker Creek Regional and Site-Specific Assessment

Regionally, King Baker Creek is a small mountain/foothill drainage that conveys runoff from the upland forested terrain east of the Mara Lake shoreline corridor toward Mara Lake. The regional topographic mapping indicates that the creek descends from the upland catchment, crosses the Highway 97A corridor, and continues downslope through the lower lakeshore area of the property before discharging to Mara Lake. The catchment is much smaller than the regional Mara Lake/Shuswap River system; it can respond quickly to intense rainfall, rain-on-snow, or localized blockage by woody debris, sediment, or culvert/bridge constrictions.

At the subject property scale, King Baker Creek flows through or adjacent to the lower, southern/western portion of the parcel near the creek corridor and lower improvements before

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discharging toward Mara Lake. The main dwelling is set back from the active creek channel and occupies a higher bench relative to the creek corridor. The creek channel observed on site is generally confined by channel banks and mature riparian vegetation, with a cobble- and boulder-bed and localized rock/riprap protection. Sandbags, stacked protection berms, rock armouring, and retaining/edge protection are present in places along the creek or creek-adjacent yard edge, providing local resistance to bank erosion and short-duration high flows or potential overland flooding during an extreme, prolonged storm event.

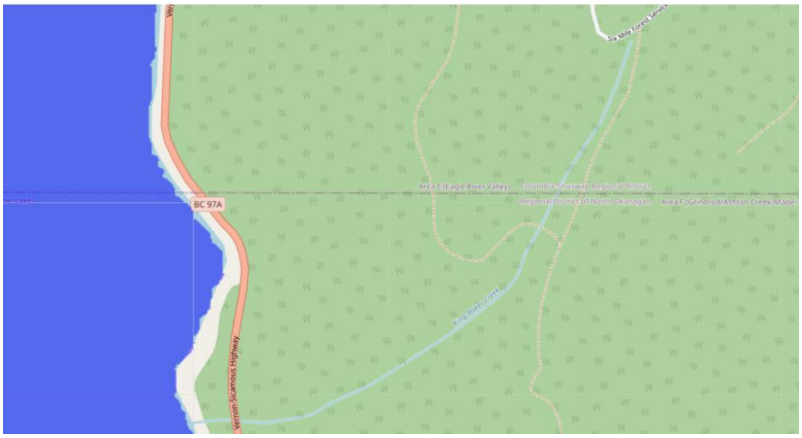


Figure 7: Regional and site context showing King Baker Creek draining toward Mara Lake in the vicinity of the subject property.



Figure 8: Representative site condition showing King Baker Creek within a defined riparian/channel corridor adjacent to the developed property and sandbag shoreline protection.

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The observed creek corridor is not interpreted as a broad, unconfined overland-flow pathway across the main dwelling platform. The channel is expressed as a defined drainage corridor with mature vegetation and local armouring. Overbank flow, if it occurs during an extreme event, would be expected to preferentially follow the lower creek corridor and local low points toward Mara Lake rather than spread uniformly across the higher main-dwelling bench. The presence of mature trees and channel armouring also supports that the creek has a persistent and identifiable channel alignment at the site.

4.3 Creek Overland Flooding Potential and Exemption Support

Based on the conditions reviewed at the site, King Baker Creek is not expected to increase flood hazard to the main dwelling materially, provided that the creek corridor, riparian vegetation, channel capacity, and existing protection measures are maintained. The main dwelling is located on a higher, more landward platform than the active creek channel and lower creek corridor. As a result, the most likely pathway for creek overbank flow would be along the creek corridor and lakeward low ground, rather than into the main dwelling and the basement.

The existing rock armouring, sandbags/localized protection, and mature vegetation protect against extreme flood events that overtop the bank; they are relevant site features because they define the creek edge and provide localized resistance to erosion and bank trimming. These measures should be maintained and not removed.

The exemption should acknowledge both the Mara Lake FCL deficiency and the King Baker Creek FCL conditions.

In our opinion, the existing dwelling and associated renovation works can be used safely for the intended residential use, as per section 524.7.b of the Local Government Act, subject to the limitations and conditions identified herein, including covenant acknowledgement of the floodplain condition, no expansion of habitable floor area below the applicable FCL, no sleeping or habitable occupancy within the basement, and continued maintenance of flood mitigation measures.

4.4 Additional Recommended Conditions Related to King Baker Creek

In addition to the lake-related recommendations previously provided, the following creek-related measures are recommended:

- Do not place new fill, soil stockpiles, structures, landscape walls, fencing, or debris within the active creek corridor or in a manner that could reduce channel conveyance or redirect floodwater toward the dwelling or neighbouring properties.
- Maintain existing creek-side riprap, rock armouring, sandbags/localized protection, and bank protection in serviceable condition, where present.
- Inspect the creek corridor, bank protection, culvert/bridge openings, and drainage paths following major rainfall, rapid snowmelt, or observed high-water events.
- Remove loose yard debris, stored materials, or woody debris that could be mobilized into the creek channel or block flow, subject to environmental requirements.
- Maintain positive drainage from the dwelling, driveway, patio/deck areas, and roof leaders away from basement openings and toward approved drainage paths.

5855 Baynes St, Abbotsford, BC
Office: 604.902.6558
Email: Info@tetrisge.com
PPN: 1004998

- Any future works within or near the creek setback/natural boundary should be reviewed by the appropriate qualified professionals, including QEP/environmental and civil/geotechnical professionals as applicable.
- If any deterioration to a near-failure condition is noted for the sandbags, replace promptly.

5.0 Conclusions

Based on our evaluation, including the additional response to RDNO comments, we provide the following updated summaries for applying the floodplain exemption:

- Retention and renovation of the existing dwelling would not materially increase flood risk, provided that the exemption is limited to the existing dwelling/basement condition and does not permit new habitable expansion below the applicable FCL.
- Based on the available survey, architectural drawings, site reviewed conditions, creek assessment, and screening-level floodplain review, no obvious erosion, creek-avulsion, or land instability issue was identified that would preclude continued use of the existing residence under an exemption framework.
- Retention of the existing development, with the recommended conditions, is not expected to increase flooding risk to neighbouring properties or materially redirect lake or creek floodwater toward adjacent lands.
- A Cave approval rating of 3 under the category of major repair/renovation is inferred for the site work, with conditions and risk acknowledgement recommended.

In conclusion, in our opinion and subject to the conditions and limitations contained in this report, the land and existing dwelling can be used safely for the intended residential use under a floodplain exemption framework. This conclusion expressly accounts for the existing main floor being approximately 0.3 to 0.4 m below the Mara Lake FCL, the existing basement and mechanical services being below FCL, and the King Baker Creek flood construction requirement of 1.5 m above the creek's natural boundary. TetrisGeo recommends that any exemption approval be tied to a Section 219 restrictive covenant or equivalent title notice acknowledging:

- the dwelling includes a basement and main floor that are built below the FCL,
- the owner accepts the flood risk associated with the existing basement or lower-level condition,
- no reliance is placed on this exemption for future habitable expansion below the applicable flood construction level, and
- future routine inspection and maintenance of shoreline drainage, lawn grades, patio/deck area, and beach transition areas is required.
- Ongoing maintenance of sump pumps, backup power, alarms, drainage paths, creek-side protection, and the creek corridor is required; and future work that expands habitable space below FCL, alters creek conveyance, or modifies flood/erosion protection should be reviewed separately.

Tetris Geotechnical Engineering Ltd.

5855 Baynes St, Abbotsford, BC
Office: 604.902.6558
Email: Info@tetrisge.com
PPN: 1004998

6.0 CLOSURE

Please note that this report was prepared for the use of TetrisGeo's client and their designated consultants and agents. It is based on a reconnaissance-level review of available survey information, client-provided background information, onsite review, aerial imagery, and screening-level mapping, in accordance with accepted geotechnical engineering practices. No warranty is expressed or implied. Owners, designers, and contractors should assess actual site and regulatory conditions before construction or alteration of any works.

We appreciate the opportunity to serve you. If you have any questions regarding the contents of this report or would like further assistance with this project, please do not hesitate to contact our office.

Yours truly,
TetrisGeo Engineering Ltd

Prepared by:

Qiyan (Rick) Jiang, P.Eng.
Geotechnical Engineer

FLOOD ASSURANCE STATEMENT

Note: This statement is to be read and completed in conjunction with the current Engineers and Geoscientists BC *Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC* ("the guidelines") and is to be provided for flood assessments for the purposes of the *Land Title Act*, Community Charter, or the *Local Government Act*. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority Date: April 29, 2026

Regional District of North Okanagan

Jurisdiction and address

With reference to (CHECK ONE):

- ☐ *Land Title Act* (Section 86) – Subdivision Approval
- ☐ *Local Government Act* (Part 14, Division 7) – Development Permit
- ☐ Community Charter (Section 56) – Building Permit
- ☐ *Local Government Act* (Section 524) – Flood Plain Bylaw Variance
- ☑ *Local Government Act* (Section 524) – Flood Plain Bylaw Exemption

For the following property ("the Property"): LOT 1, PLAN KAP5128, SECTION 34, TOWNSHIP 20, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT

8536 Hwy 97A

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, sealed, and dated, and thereby certified, the attached Flood Assessment Report on the Property in accordance with the guidelines. That report and this statement must be read in conjunction with each other. In preparing that Flood Assessment Report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

___ 1. Consulted with representatives of the following government organizations:

☑ 2. Collected and reviewed appropriate background information

☑ 3. Reviewed the Proposed Development on the Property

___ 4. Investigated the presence of Covenants on the Property, and reported any relevant information

☑ 5. Conducted field work on and, if required, beyond the Property

☑ 6. Reported on the results of the field work on and, if required, beyond the Property

☑ 7. Considered any changed conditions on and, if required, beyond the Property

8. For a Flood Hazard analysis I have:
   - ☑ 8.1 Reviewed and characterized, if appropriate, Flood Hazard that may affect the Property
   - ☑ 8.2 Estimated the Flood Hazard on the Property
   - ☑ 8.3 Considered (if appropriate) the effects of climate change and land use change
   - ___ 8.4 Relied on a previous Flood Hazard Assessment (FHA) by others
   - ☑ 8.5 Identified any potential hazards that are not addressed by the Flood Assessment Report

9. For a Flood Risk analysis I have:
   - ☑ 9.1 Estimated the Flood Risk on the Property
   - ☑ 9.2 Identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
   - ☑ 9.3 Estimated the Consequences to those Elements at Risk

FLOOD ASSURANCE STATEMENT

10. In order to mitigate the estimated Flood Hazard for the Property, the following approach is taken:
___ 10.1 A standard-based approach
_✓_ 10.2 A Risk-based approach
___ 10.3 The approach outlined in the guidelines, Appendix F: Flood Assessment Considerations for Development Approvals
___ 10.4 No mitigation is required because the completed flood assessment determined that the site is not subject to a Flood Hazard

11. Where the Approving Authority has adopted a specific level of Flood Hazard or Flood Risk tolerance, I have:
___ 11.1 Made a finding on the level of Flood Hazard or Flood Risk on the Property
___ 11.2 Compared the level of Flood Hazard or Flood Risk tolerance adopted by the Approving Authority with my findings
___ 11.3 Made recommendations to reduce the Flood Hazard or Flood Risk on the Property

12. Where the Approving Authority has not adopted a level of Flood Hazard or Flood Risk tolerance, I have:
_✓_ 12.1 Described the method of Flood Hazard analysis or Flood Risk analysis used
_✓_ 12.2 Referred to an appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk
_✓_ 12.3 Made a finding on the level of Flood Hazard of Flood Risk tolerance on the Property
_✓_ 12.4 Compared the guidelines with the findings of my flood assessment
_✓_ 12.5 Made recommendations to reduce the Flood Hazard or Flood Risk

_✓_ 13. Considered the potential for transfer of Flood Risk and the potential impacts to adjacent properties
___ 14. Reported on the requirements for implementation of the mitigation recommendations, including the need for subsequent professional certifications and future inspections.

Based on my comparison between:

[CHECK ONE]

☐ The findings from the flood assessment and the adopted level of Flood Hazard or Flood Risk tolerance (item 11.2 above)
☐ The findings from the flood assessment and the appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk tolerance (item 12.4 above)

I hereby give my assurance that, based on the conditions contained in the attached Flood Assessment Report:

[CHECK ONE]

☐ For subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended":
[CHECK ONE]
  ☐ With one or more recommended registered Covenants.
  ☐ Without any registered Covenant.
☐ For a development permit, as required by the *Local Government Act* (Part 14, Division 7), my Flood Assessment Report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of this section [Section 491 (4)]".
☐ For a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended":
[CHECK ONE]
  ☐ With one or more recommended registered Covenants.
  ☐ Without any registered Covenant.
☐ For flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* and the *Amendment Section 3.5 and 3.6* associated with the *Local Government Act* (Section 524), "the development may occur safely".
  ☑ For flood plain bylaw exemption, as required by the *Local Government Act* (Section 524), "the land may be used safely for the use intended".With one registered Covenan.
  ☐

FLOOD ASSURANCE STATEMENT

I certify that I am a Qualified Professional as defined below.

April 29, 2026
Date

QIYAN JIANG
Prepared by

QIYAN JIANG
Name (print)

Signature

5855 BAYNES STREET
Address
ABBOTSFORD, BC V4X 1J9

604-902-6558
Telephone

info@tetrisgeo.com
Email:

Reviewed by

Name (print)

Signature

(Affix PROFESSIONAL SEAL here)

If the Qualified Professional is a member of a firm, complete the following:

I am a member of the firm **TETRIS GEOTECHNICAL ENGINEERING LTD. (PERMIT TO PRACTICE NUMBER : 1004998)**
and I sign this letter on behalf of the firm. (Name of firm)

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Greater Vernon Advisory Committee Electoral Area Advisory Committee**	**File No:**	**5720.04.08.02**
FROM:	**Utilities Department**	**Date:**	**June 3, 2026**
SUBJECT:	**Greater Vernon Water – Water Supply and Distribution Protocol with Electoral Area "D"**		

RECOMMENDATION:

That it be recommended to the Board of Directors, staff be authorized to implement the Greater Vernon Water: Water Supply and Distribution Protocol with Electoral Area "D".

SUMMARY:

Staff are recommending that the Greater Vernon Water: Water Supply and Distribution Protocol for Electoral Area “D” provided in Attachment “A” be authorized for implementation. The Protocol endorsement was brought before the Greater Vernon Advisory Committee and Electoral Area Advisory Committee at their regular meetings on May 6 and 7, 2026, respectively, but was deferred as the wording in section 5.2 was confusing as it did not identify parties of each service. This section has been updated to clearly identify the impacted parties.

Currently there is no formal policy or procedures in place. This arrangement will formalize the service levels and operational arrangement that are currently in place. There will be no change in service and rate structure for customers.

DISCUSSION:

The Vernon Irrigation District (VID) was dissolved by Order in Council (OIC) 1336 dated October 27, 1994. The service area for VID was comprised of all of the City of Vernon and the District of Coldstream and portions Electoral Areas “B”, “C”, “D” and the Township of Spallumcheen. To accommodate the establishment of services for the different jurisdictions serviced by the VID, the Province developed three (3) distinct service areas:

1. The portion serviced in the Township of Spallumcheen, established by the *North Okanagan Water Authority – Township of Spallumcheen Bulk Water Supply Agreement Bylaw. No. 1268, 1994* (BL 1268) – adopted December 14, 1994
2. The portion serviced in Electoral Area “D”, established by the *Regional District of North Okanagan - Electoral Area "D" Regional Water Supply and Distribution Local Service Establishment Bylaw No. 1264, 1994* (BL 1264) – adopted January 11, 1995
3. The regional system (i.e. Greater Vernon Water (GVW)) with a service area of the City of Vernon and the District of Coldstream and serviced portions of Electoral Areas “B” and “C” established by:
    - Greater Vernon water supply – *Regional District of North Okanagan - Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994* (BL 1262) adopted January 11, 1995

- Greater Vernon water distribution – *Regional District of North Okanagan - Greater Vernon Regional Water Distribution Local Service Establishment Bylaw No. 1263, 1994* (BL 1263) – adopted January 11, 1995 and repealed by *Greater Vernon Water Service Amendment Bylaw No. 1764, 2002* on May 8, 2002.

The Township of Spallumcheen established a Servicing Agreement as to the operation, maintenance, development and replacement of the water system within the Spallumcheen service area, but there was no agreement on how servicing will occur for Electoral Area "D", and customers' service levels and the fee structure from the regional system were applied. As the Electoral Area 'D' Water Service and the Greater Vernon Water Utility operate under the single legal entity of the Regional District of North Okanagan it is determined that an internal protocol is the most appropriate mechanism to document the arrangements between these two services.

Staff are recommending that the Greater Vernon Water: Water Supply and Distribution Protocol for Electoral Area "D" provided in Attachment "A" be authorized to implement. This Protocol formally articulates that the rates and bylaws applicable with the GVW service boundaries and consistent. Although more of a housekeeping exercise, the Protocol is beneficial to both parties and provides assurance to Electoral Area "D" customers of service levels, similar fee structure as other participants and allows GVW to apply and enforce bylaws as required. It also protects the RDNO from outside challenges of bylaw applicability. Customer service will not change.

The Protocol has been updated from that brought before the Greater Vernon Advisory Committee and Electoral Area Advisory Committee at their regular meetings on May 6 and 7, 2026, respectively. This Protocol version was deferred as the wording in section 5.2 was confusing as it did not identify parties of each service. This section has been updated to clearly identify the impacted parties as follows:

Section 5.2:

> "Neither the participants of GVW, as specified in the Regional District of North Okanagan - Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994, nor the Electoral Area "D" Director may initiate amendments to this Protocol without unanimous consent or in consultation with the Province of British Columbia or by a Court Order."

Enclosure:

- Attachment "A": Electoral Area "D" Water Supply and Distribution Protocol

Submitted by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment "A"

GREATER VERNON WATER
WATER SUPPLY & DISTRIBUTION PROTOCOL
– ELECTORAL AREA "D"

THIS PROTOCOL dated for reference the ___ day of _____, 2026.

Between: **Regional District of North Okanagan**
9848 Aberdeen Road
Coldstream, British Columbia, V1B 2K9

(representing "GVW")

And: **Regional District of North Okanagan**
9848 Aberdeen Road
Coldstream, British Columbia, V1B 2K9

(representing "EA "D"")

Background

A. Pursuant to Order-in-Council 1336, 1994, the Vernon Irrigation District was dissolved effective November 1, 1994 and all its assets and liabilities were transferred to the RDNO as set out in the Order-in-Council;

B. Pursuant to Order-in-Council 1336, 1994, the portion of the Vernon Irrigation District within the EA "D" was established as a Service Area for the purpose of a water supply and distribution system;

C. GVW and EA "D" wish to enter into this Protocol for the purpose of confirming the respective rights and responsibilities of the parties in respect of the supply of water from the RDNO to EA "D" for the Service Area;

Terms of Protocol

In consideration of the premises and the covenants and agreements contained in this agreement, the parties agree with each other as follows:

Section 1 – Purposes, Definitions and Interpretation

1.1 The parties have entered into this Protocol to ensure that the GVW service levels, rates and bylaws are applied consistently within the Service Area the same as within the GVW service boundary.

Attachment "A"

1.2 In this Agreement:

a. **Development** means any work in respect of lands requiring a development permit, development variance permit or building permit from EA "D", and includes a subdivision of such lands;

b. **End Users** means properties within the Service Area connected to GVW pursuant to this Agreement, but not having a contractual relationship with the RDNO;

c. **Greater Vernon Water or GVW** means the water utility established by the Regional District of North Okanagan as per the *Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994*.

d. **RDNO** means the Regional District of North Okanagan.

e. **Service Area** means that portion of the former Vernon Irrigation District located within EA "D" and which is identified as the Service Area as per the *Regional District of North Okanagan - Electoral Area "D" Regional Water Supply and Distribution Local Service Establishment Bylaw No. 1264, 1994*;

f. **GVW Rates Bylaw** means the Greater Vernon Water Rates Bylaw;

g. **GVW Utility Bylaws** means any and all bylaws that governs the operations, customers service, service level, Development, metering, enforcement or other matters pertaining to the management or operation of GVW. This comprises bylaws in effect and includes but is not limited to the GVW Use and Regulation Bylaw, GVW Subdivision and Development Servicing Bylaw, GVW Metering Bylaw and the RDNO Cross Connection Control Regulation Bylaw.

Section 2 – Water Supply, Distribution, Development and Regulation

2.1 GVW shall supply water to EA "D" End Users connected to the GVW within the Service Area, subject to the terms and conditions of this Protocol.

2.2 Any property not current connected in the Service Area or any End User that requests additional agricultural Allocation or an increase in capacity from that stated in a policy or bylaw must be approved by the Greater Vernon Advisory Committee and the Board of Directors.

2.3 Notwithstanding Section 2.2, GVW shall provide the same level of service to End Users as provided to water customers based on GVW bylaws, policies, procedures and protocols.

2.4 GVW shall be responsible for the administration and enforcement of all GVW Utility Bylaws and may communicate directly to End Users by any means.

Section 3 – Rates, Collection and Payment

3.1 As a condition of service, End Users are required to pay fees and charges as per GVW Rates Bylaw.

3.2 Fees and charges charged to End Users will be the same as other participating areas as set out in the GVW Rates Bylaw.

Attachment "A"

3.3 GVW shall invoice fees and charges directly to End Users within the Service Area.

Section 4 – Maintenance and Expansion of Water Infrastructure

4.1 The parties acknowledge and agree that all water supply, treatment and distribution infrastructure within the Service Area is and will remain the property of GVW.

4.2 Notwithstanding Section 4.1, GVW shall, as part of the level of service provided to all GVW customers, operate, inspect, maintain, repair and, if the GVW determines it to be necessary, replace or upgrade all water supply, treatment and distribution infrastructure within the Service Area or EA "D".

4.3 EA "D" shall not undertake or retain any party to completed any maintenance, repairs, expansion or improvements whatsoever to the water supply, treatment and distribution infrastructure within the Service Area or EA "D".

Section 5 – Term and Termination of Agreement

5.1 This Protocol has no termination date and will be in effect until the conditions of Section 5.2 are met.

5.2 Neither the participants of GVW as specified in the *Regional District of North Okanagan - Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994*, nor the Electoral Area "D" Director may initiate amendments to this Protocol without unanimous consent or in consultation with the Province of British Columbia or by a Court Order.

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Electoral Area Advisory Committee**	**File No:**	**4700.13.01.571.2026**
FROM:	**Rural Services**	**Date:**	**June 4, 2026**
SUBJECT:	**Rural Economic Development Program Grant Application –Destination Silver Star**		

RECOMMENDATION:

That it be recommended to the Board of Directors, the grant application from Destination Silver Star, for the Explore North Okanagan Initiative in the amount of $2,000 be supported and funded from the Rural Economic Development Grant (571) service.

BACKGROUND:

The Rural Economic Development (571) Service Grant Program, established in 2020 for Electoral Areas B, C, D, E, and F, provides funding to support projects and initiatives that strengthen economic development in the rural regions of the Regional District of North Okanagan (RDNO). Its purpose is to help foster a more diverse and resilient local economy by assisting with the planning, implementation, and administration of eligible economic development activities.

DISCUSSION:

The RDNO has received an application from Destination Silver Star for funding support through the Rural Economic Development Grant Program for the Explore North Okanagan Initiative.

Destination Silver Star is the lead organization for the Explore North Okanagan Co-operative Marketing Partnership, a Destination BC-funded consortium consisting of the following partner organizations:

- Destination Silver Star
- Tourism Vernon
- Okanagan Indian Band
- Tourism Armstrong Spallumcheen
- Enderby Chamber of Commerce
- Regional District of North Okanagan

<u>Explore North Okanagan Initiative</u>

According to Destination Silver Star's application the Explore North Okanagan initiative supports rural economic development by increasing visitor traffic, overnight stays, and visitor spending within RDNO Electoral Areas B, C, D, E and F, including the rural communities surrounding Lumby, Cherryville, BX-Silver Star, and Enderby.

The initiative focuses on attracting visitors during shoulder seasons (March to May and September to November), periods that are particularly important for rural tourism operators. While Vernon accommodation occupancy is typically near capacity during summer months, surrounding rural communities continue to have tourism capacity and opportunities for increased visitation. The initiative also seeks to increase the region's average visitor stay beyond the current average of two nights.

The innovation lies in three areas. First, the "Trails Capital of BC" unifying theme, developed in partnership with Tourism Vernon and the Regional District, showcases the rural region's trail network through an interactive trail mapping asset that connects people, culture, and place across Electoral Areas. Second, the addition of Digital Readiness brings direct booking eCommerce, real-time data, and AI-discoverability to a regional DMO portal (capabilities typically only available to large urban destinations), giving rural operators the same digital infrastructure as their urban counterparts. Third, Indigenous-led content partnerships with the Okanagan Indian Band (and expanding to Splatsin) authentically elevate Indigenous tourism experiences, storytelling, and youth opportunities in a way that supports meaningful reconciliation and opens new rural economic pathways.

A new destination platform planned for launch in FY 2026/27 will provide a centralized tourism platform that allows accommodations, agri-tourism operators, outdoor experience providers, and arts and culture venues to be discovered and booked through a single regional system. This platform is intended to improve digital visibility and market access for smaller rural operators that may not otherwise have the resources to independently develop or market online booking and promotional tools. ExploreNorthOkanagan.com is a free regional tourism marketing platform designed to promote North Okanagan businesses and communities through a coordinated, four-season tourism marketing strategy.

The total FY 2026/27 project budget for the Explore North Okanagan Initiative is $212,000, including:

- $95,400 requested from Destination BC; and
- $116,600 in confirmed partner contributions.

The requested RDNO contribution of $2,000 represents the consortium partner share for Electoral Areas B, C, D, E, and F.

Project funding will support activities including:

- Website and microsite development
- Digital readiness and eCommerce implementation
- Paid and organic social media campaigns
- Content creation and visitor itineraries
- Indigenous inclusion initiatives; and
- Project management and destination development activities.

Based on staff review, the application aligns with the objectives and eligibility parameters of the Rural Economic Development (Service 571) Grant service. The requested contribution represents a modest investment that leverages significant external and partner funding to support regional tourism growth and rural economic development throughout the North Okanagan.

FINANCIAL/BUDGETARY CONSIDERATIONS:

The annual funding for the Rural Economic Development (571) service grant in the 2026 Financial Plan is $79,500, with $25,000 of the budget funded from the Operating Reserve. In 2026, $49,475 has been allocated to date. The 2025 year-end reserve balance is $116,000. If the full $79,500 budget is allocated in 2026, the reserve balance will be approximately $95,000 at the end of 2026. These funds are being allocated from the funds that were approved by the Board in March 2026 for the 2026 Silver Star Afro Caribbean Cultural Festival that was cancelled.

ATTACHMENTS:

Attachment A – Destination Silver Star Grant Application

Submitted by:

Andrew Hunsberger
Manager, Rural Services

Reviewed and endorsed by:

Stephen Banmen,
General Manager, Finance

Reviewed and endorsed by:

David Sewell
Chief Administrative Officer

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ATTACHMENT A

Regional District of North Okanagan

Rural Economic Development Service
Grant Application – FY 2026/27

Project Name:
Explore North Okanagan – Regional Tourism Marketing & Digital Readiness Initiative (FY 2026/27)

Applicant Information

Organization Name:	Silver Star Resort Association, DBA Destination Silver Star (DSS)
Address:	118 Shortt Street, Silver Star, BC V1B 0S4
Website:	https://destinationsilverstar.com https://explorenorthokanagan.com
Contact Name:	Michael Benedek
Title:	Executive Director
Phone:	250-503-6126
Email:	ed@destinationsilverstar.com
Alternate Contact:	Marissa Blaney
Title:	Business Development and Marketing Manager
Phone:	250-938-1535
Email:	marissa@destinationsilverstar.com
Registered Non-Profit Society:	☒ Yes ☐ No
Society No.:	S0072970
Date of Incorporation:	April 3, 2020

Independent, Active Governing Body:
Destination Silver Star is a registered non-profit society governed by a diverse and engaged volunteer Board of Directors that meets monthly. The Board oversees annual strategic planning, approves annual budgets and financial reports, reviews quarterly variance reports and year-end audited financial statements, and is accountable to DSS members. DSS is in good standing with the BC Registrar of Societies.

BoldSign Document ID: 9881cec1-75ae-4fe8-aecb-280b3695e17c

ATTACHMENT A

Project Description

Destination Silver Star is the lead organization on the Explore North Okanagan Co-operative Marketing Partnership, a Destination BC-funded consortium of six partner organizations (Destination Silver Star, Tourism Vernon, Okanagan Indian Band, Tourism Armstrong Spallumcheen, Enderby Chamber of Commerce, and the Regional District of the North Okanagan – Areas B, C, D & F) working together to market the North Okanagan region as a cohesive, four-season destination through the regional tourism portal ExploreNorthOkanagan.com.

The FY 2026/27 program (April 2026 – March 2027) represents the next phase of a well-established initiative that launched with the website in early 2024. Building on a strong foundation of website development, marketing, and content creation, this year's focus advances to Digital Readiness and Implementation, introducing direct booking channels, AI-enabled discovery, and data collection and analysis tools that will benefit businesses and communities across all five North Okanagan communities (Silver Star, Vernon, Lumby, Enderby, and Armstrong-Spallumcheen).

Core tactics for FY 2026/27 include: a consortium landing page and microsite development; digital readiness and eCommerce implementation; paid search and paid social media campaigns; organic social media management; photography and video asset development; written content and itineraries (including an Indigenous blog authored by Indigenous writers); a repeat Leger market research study; travel media relations; inclusive marketing advancing Indigenous inclusion; and project management. The total FY 2026/27 program budget is $212,000, with $95,400 requested from Destination BC and $116,600 confirmed from partners. The Regional District of North Okanagan's $2,000 contribution, requested through this application, represents the RDNO (Areas B, C, D & F) partner share in this consortium.

B. Economic Development Benefits and Innovation

B.1 Benefit to Rural Economic Development

The Explore North Okanagan initiative directly benefits rural economic development by driving visitor traffic, overnight stays, and consumer spending into RDNO Electoral Areas B, C, D, and F, including the rural communities surrounding Lumby, Cherryville, the BX-Silver Star area, and Enderby-Splatsin. By marketing the region under a unified four-season call to action, the program helps rural businesses capture visitation during shoulder seasons (March–May and September–November) and grows longer length-of-stay, directly addressing the region's 2-night average stay. Tactical campaign pushes in spring, fall, and winter are specifically weighted toward need periods for rural partners, where Vernon reaches ~90% summer occupancy but the surrounding rural areas and smaller communities have significant uphill capacity. The new direct-booking functionality being implemented in FY 2026/27 will allow small rural operators, including accommodations, agri-tourism operators, outdoor experience providers, and arts & culture venues, to be discovered and booked through a single regional platform they could not afford to build independently.

B.2 Economic Development Sectors Supported

☒ Tourism ☒ Agriculture (agri-tourism, wineries, farm experiences) ☒ Creative Industry (arts, culture, Indigenous storytelling) ☐ Forestry ☐ Technology / Manufacturing

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B.3 Unique or Innovative Experience / Opportunity

The program's innovation lies in three areas. First, the "Trails Capital of BC" unifying theme, developed in partnership with Tourism Vernon and the Regional District, showcases the rural region's trail network through an interactive trail mapping asset that connects people, culture, and place across Electoral Areas B, C, D, and F. Second, the FY 2026/27 addition of Digital Readiness brings direct booking eCommerce, real-time data, and AI-discoverability to a regional DMO portal (capabilities typically only available to large urban destinations), giving rural operators the same digital infrastructure as their urban counterparts. Third, Indigenous-led content partnerships with the Okanagan Indian Band (and expanding to Splatsin) authentically elevate Indigenous tourism experiences, storytelling, and youth opportunities in a way that supports meaningful reconciliation and opens new rural economic pathways.

B.4 Reach Beyond Members; Public Accessibility

ExploreNorthOkanagan.com is a free, publicly accessible tourism portal that promotes any tourism-facing business across the five North Okanagan communities. The website has attracted approximately 100,000 website views since launch, with more than 60,000 visits in the most recent campaign period alone, and generated hundreds of partner referrals. Public-facing tactics include free business listings, community pages, seasonal itineraries, blogs, interactive maps, and social media channels (#NorthOkanagan), all available at no cost to rural operators, residents, and visitors alike.

M. Project Management / Collaboration

M.1 Key Personnel and Roles

Michael Benedek, Executive Director, Destination Silver Star: Project Lead organization authority, DBC primary contact, and overall accountability.

Marissa Blaney, Project Lead – Explore North Okanagan: day-to-day project coordination and partner liaison.

Amber Turnau (contractor): partner coordination and program oversight across the six consortium partners.

Substrate Studios: Project Execution Management, including partner meetings, digital ad creation, and campaign oversight.

FirstUp Creative: website, digital readiness, and eCommerce implementation.

Binary & Co.: digital ad spend coordination (paid search and paid social).

Torrie Silverthorn (Tourism Vernon), Justen Peters (Okanagan Indian Band), Patti Noonan (Tourism Armstrong Spallumcheen), Jody Fowler (Enderby Chamber of Commerce).

M.2 Projects of Similar Magnitude Successfully Completed

Destination Silver Star has successfully led the Explore North Okanagan Co-op Marketing Partnership since FY 2023/24, delivering the ExploreNorthOkanagan.com website (launched February 2024), two full fiscal years of multi-partner regional campaigns, and a 2025 Leger brand-awareness research study. DSS also successfully delivered the ETSI-BC "Building Shoulder Season Capacity" project (Application 2024-1648), the Destination BC Digital Readiness co-investment program ($90,000 confirmed), an ETSI-BC Regional Transportation

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Enhancement (RTE) transit study, and multiple annual MRDT-funded tactical plans audited within 2.5% of budget.

M.3 Community Partners Involved

Confirmed FY 2026/27 partners with financial and in-kind commitments:

- Destination Silver Star (Lead): $50,000
- Tourism Vernon: $50,000
- Regional District of North Okanagan (Areas B, C, D & F): $2,000 (this request)
- Tourism Armstrong Spallumcheen: $1,300
- Enderby Chamber of Commerce: $1,300
- Okanagan Indian Band: consortium partner (in-kind content and cultural guidance)
- Destination BC: $95,400 (co-operative marketing funding, pending satisfactory interim review)
- Private sector partners: SilverStar Mountain Resort ($1,000), Predator Ridge Resort ($10,000), Sparkling Hill Resort & Spa ($1,000)

Letters of support from consortium partners are available upon request.

P. Planning

P.1 Project Schedule / Timeline

Project term: April 1, 2026 – March 31, 2027, with campaign activity weighted to need periods.

- Spring Campaign: April – May 2026
- Summer Campaign: June – August 2026 (with Don't Love It To Death responsible-travel messaging)
- Fall Campaign: September – November 2026
- Winter Campaign: December 2026 – March 2027
- Digital Readiness / direct booking launch: April 2026 onward
- Leger brand study (year-over-year comparison): Summer 2026
- Quarterly partner meetings; Interim Report December 2026; Final Report Spring 2027

P.2 Specific Goals, Objectives and Measurement

Goals: (1) Grow awareness of the North Okanagan as a unified year-round destination; (2) Increase visitor dispersion across rural communities during shoulder and need periods; (3) Grow average length of stay beyond the current 2-night regional average; (4) Enable revenue generation for rural operators through direct-booking infrastructure; and (5) Advance meaningful Indigenous inclusion and reconciliation in regional tourism marketing.

Success will be measured against a campaign scorecard including: website traffic and engagement (reach, impressions, click-through rate, time on site, landing page views), paid media performance (CPC, cost per video play, cost per outbound), social metrics (follower count, engagement rate, hashtag amplification), partner referrals, press releases deployed and earned media coverage, number of new photo/video assets added to the DBC Content Hub, booking conversion rates and gross merchandise value (new in FY 2026/27), and year-over-year change in the Leger consumer awareness study.

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P.3 Challenges or Issues Facing the Project

- Competing seasonality across partner communities (Vernon peaks in summer; Silver Star peaks in winter) requires nimble campaign weighting.
- Technical complexity and adoption of a new direct-booking eCommerce layer across a diverse base of rural operators with varying digital maturity.
- Macro-economic factors affecting travel demand (foreign buyer's ban, speculation tax, cost-of-living pressures on travelers).
- Limited rural transit connectivity between partner communities, which can constrain length of stay.

P.4 Mitigation and Contingency Planning

Seasonality: the evergreen campaign model with season-weighted ad spend allows partners to nimbly shift focus as occupancy data evolves. Operator adoption: FirstUp Creative will provide phased onboarding and training for partner operators as the booking platform rolls out, with Tourism Vernon and DSS providing member-facing support. Macro-economic risks: DSS's FY 2026/27 target market strategy diversifies beyond BC into Alberta, Washington State, and Ontario (identified through DSS research as the third-highest source market for Silver Star) to reduce reliance on any single source market. Transit: DSS continues to advance a Vernon–Silver Star shuttle service following the 2025 transit study (grant-ready).

F. Financial Information

F.1 Project Budget

Total Project Budget (attach detailed budget)	**$212,000**
Less funding from your organization (Destination Silver Star – MRDT / member funds)	$50,000
Less funding from other sources (Destination BC, consortium partners, private sector)	$160,000
Rural Economic Development Grant Request	**$2,000**
Percentage of Total Project Budget	**<1% (0.94%)**

A detailed budget by marketing tactic (landing page, digital readiness, paid search, paid social, organic social, photography, video, written content, market research, travel media relations, inclusive marketing, project lead/coordination, and execution management) is attached.

F.2 Other Sources of Project Funding Being Pursued

All core FY 2026/27 program funding is confirmed. In addition to this request, DSS is actively pursuing and has secured:

- Destination BC Co-operative Marketing Partnerships Program: $95,400 (pending interim review)
- ETSI-BC BEDC (Spring 2026 Intake): application submitted April 9, 2026 to fund direct-booking eCommerce capabilities (complementary to this program)
- Consortium partner contributions (Tourism Vernon, Tourism Armstrong Spallumcheen, Enderby Chamber): $52,600 confirmed

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- Private sector contributions (SilverStar Mountain Resort, Predator Ridge Resort, Sparkling Hill Resort & Spa): $12,000 confirmed

F.3 Items to Be Purchased with the Rural Economic Development Grant

The $2,000 RDNO contribution represents the Regional District of North Okanagan's (Areas B, C, D & F) partner share in the Explore North Okanagan FY 2026/27 consortium program. Consistent with the DBC Co-operative Marketing Partnerships Program, all partner funds are pooled and applied pro-rata across eligible marketing tactics. The $2,000 will support:

- Paid search and paid social media campaigns targeting BC, Alberta, Washington State, and Ontario, driving awareness of rural RDNO communities
- Landing page and microsite improvements on ExploreNorthOkanagan.com featuring rural RDNO content
- Photography and video asset development featuring rural North Okanagan experiences, trails, and agri-tourism
- Written content including community blogs, itineraries, and an Indigenous-authored blog
- Leger market research study with year-over-year insights shared with partners

This $2,000 contribution leverages more than $210,000 in matched consortium and provincial funding: a leveraging ratio in excess of 100:1.

F.4 Organization's Fiscal Stability

Destination Silver Star is fiscally stable and well-positioned to deliver this project. DSS is funded through the Municipal & Regional District Tax (MRDT), member assessments, and partnership funding. The organization produces monthly financials, quarterly variance reports, and year-end audited financial statements, and consistently passes its annual audit within 2.5% of the approved budget. As Lead Organization for the Explore North Okanagan consortium, DSS administers more than $200,000 annually in pooled partner and provincial funds. The organization's most recent Financial Statements are attached.

Other Pertinent Information

This initiative directly advances several RDNO strategic priorities, including regional economic diversification, rural visitor dispersion, Indigenous partnership, and sustainable tourism. The Regional District of North Okanagan (Areas B, C, D & F) is a named and committed partner in the FY 2026/27 Destination BC Co-operative Marketing Tactical Plan, with RDNO representation carried by Andy Affleck. The $2,000 requested matches RDNO's confirmed partner contribution amount in that Tactical Plan, meaning this grant funds an existing, vetted, multi-partner regional initiative rather than a standalone activity.

DSS also supports grant-ready destination development projects including the Upper BX Creek campground trail, the Chilcoot Conference Centre repurposing initiative, and a Vernon–Silver Star shuttle service, all of which are complementary RDNO-region economic development investments we look forward to advancing with the Regional District.

Acknowledgements

By checking the boxes below, Destination Silver Star acknowledges that:

☒ Any funds provided through a Rural Economic Development Grant that exceed the actual project costs will be repaid to the RDNO upon completion of the project.

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ATTACHMENT A

☒ Any promotional materials regarding the project will recognize the Regional District of North Okanagan Rural Economic Development Program funding.

☒ A follow-up report will be submitted upon completion of the project.

Declaration

Note: This declaration is to be signed by two signing officers of your organization.

I certify to the best of my knowledge that the information provided in this application is accurate, complete and endorsed by the organization I represent.

 *Signature*	Secretary, Destination Silver Star Board of Directors *Title*
Garry Van Soest *Name (please print)*	04/22/2026 *Date*
 *Signature*	Executive Director, Destination Silver Star *Title*
Michael Benedek *Name (please print)*	04/22/2026 *Date*

Attachments

☒ FY 2026/27 Explore North Okanagan Tactical Plan – DBC Co-op Budget Summary

☒ Destination Silver Star most recent audited Financial Statements

☒ Letters of support from consortium partners (available upon request)

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Regional Agricultural Advisory Committee**	**File No:**	**3045.01.04**
FROM:	**Planning Department**	**Date:**	**May 21, 2026**
SUBJECT:	**Draft Regional Agricultural Plan**		

RECOMMENDATION:

That staff be directed to forward the draft Regional Agricultural Plan to Member Municipalities, First Nations, Agricultural Associations, the Regional Growth Management Advisory Committee and Provincial Ministries for their review and comment.

SUMMARY:

The revised Regional Agricultural Plan (RAP) contains 77 actions that support and enhance the economic sustainability and resilience of the North Okanagan's agricultural industry. Staff have completed the review and update of the plan, highlighting actions and opportunities within the scope of local government while incorporating a more substantial economic component and a local food systems lens.

As part of Phases I and II of the planning process, staff sought to ensure the seven key priorities outlined in the Plan accurately reflected the current state of agriculture in the region, aligned with regional goals, and addressed relevant challenges. A public survey was launched on January 27, 2026, and closed on March 6, 2026. A total of 84 surveys were received with responses from a variety of producers and members of the public. The survey confirmed that the priority areas remain relevant, with the top three priorities being:

- Protecting Farmland and Farmers;
- Managing Clean, Accessible and Affordable Water; and
- Encouraging Sustainable Agricultural Practices and Climate Change Resilience.

The 2015 RAP contained 105 actions. After the plan review was complete, the updated strategy now contains 77 actions, separated by jurisdictional areas (Key Players in Green reflect local governments, and the Blue reflects actions to be undertaken by provincial, federal, or other agricultural entities). From the original plan, 49 actions were retained, 24 were revised, 34 were removed because they were either complete or no longer relevant, and 4 new actions were created.

DISCUSSION:

The Regional District of North Okanagan has updated and modernized the Regional Agricultural Plan, which was adopted in 2015. The revised Agricultural Plan provides an overview of agriculture in the North Okanagan. It includes actions implemented over the years, with status updates, the goal being to

offer everyone an opportunity to connect to the local food system, ensure the land base is accessible for farms of all sizes, and ensure that agricultural businesses thrive with support from government policies and regulations/deregulation.

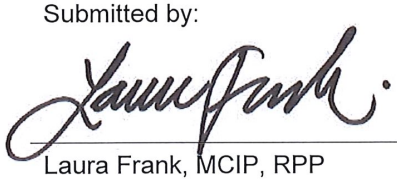
This updated Agricultural Plan builds on existing content to address agricultural issues in the foreseeable future, the most prominent being water and climate change impacts. RDNO planning staff have reviewed and evaluated the 2015 RAP, conducted research, facilitated engagement, and drafted the revised Agricultural Plan. The revised plan has a new format, focusing on actions within the purview of local governments vs those that will require a more collaborative effort.

The plan, while not legislatively required, serves as strategic policy guidance intended to inform the RDNO's future administration and Board of Directors on agricultural issues, and includes specific recommendations for the RDNO and partner agencies to pursue. Implementing the Agricultural Plan will support regional food and agriculture sectors, enable the RDNO to serve as a sector partner, and help build greater resiliency in the food system.

NEXT STEPS:

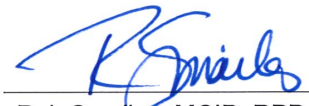
Staff are seeking feedback from the Regional Agricultural Advisory Committee on the revised plan, which reflects survey feedback and incorporates new/revised actions that support best practices and approaches for the local agricultural sector. The draft plan will also be sent to Member Municipalities, First Nations, Agricultural Associations, the Regional Growth Management Advisory Committee and Provincial Ministries for their review and comment. The goal would be to compile that feedback, make any necessary revisions by August 2026, and present the final plan to the Board of Directors for endorsement in September.

Submitted by:



Laura Frank, MCIP, RPP
Planning Manager

Reviewed and endorsed by:



Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

REGIONAL DISTRICT NORTH OKANAGAN

REGIONAL AGRICULTURAL PLAN



2026

DRAFT

Acknowledgments

In **2015**, the Regional Agricultural Plan (RAP), a strategy and policy framework document, was developed to support and enhance the economic sustainability and resilience of the agricultural industry in the North Okanagan. A Consulting Team, composed of four consultants, led the original planning process for the Regional District.

The Regional Agricultural Advisory Committee (RAAC), comprised of elected officials and members of the farm community, was essential for providing technical advice and input on the planning process and serving as a liaison within the regional agricultural community. Funding from the Investment Agriculture Foundation was secured to offset the costs of this comprehensive planning process.

Funding provided by:

Canada

Investment Agriculture Foundation of British Columbia

British Columbia

Ione Smith, BSc, MSc, PAg
Upland Consulting

Andrea Lawseth, BSc, MSc, PAg
AEL Agroecological Consulting

Janine de la Salle, BA, MA
Urban Food Strategies

Brooke Marshall, MCIP, RPP

the "Consulting Team"

2025 Review

In **2025**, the RDNO launched a review and update of the Regional Agricultural Plan. This work was carried out by RDNO staff in collaboration with the Regional Agricultural Advisory Committee, the Regional Growth Management Advisory Committee and members of the farming community and general public.

Through this consultation, it was confirmed that the seven priorities and sub-goals remained relevant. The original RAP contained 105 actions. After the review was complete, the Plan now contains 77 actions. From the original 2015 plan, 49 actions were retained, 24 revised, 34 removed because they were either complete or no longer relevant, and 4 new actions were created.

A notation of any revised or new policies is provided to give greater context to the evolution of this plan.



INTRODUCTION

Agriculture defines the history and identity of the North Okanagan. The Agricultural Land Reserve (ALR) is present throughout the region, and each community has supporting agricultural designations and policies in their Official Community Plans (OCPs) and zoning bylaws. Agriculture provides not only local and regional economic benefits but also opportunities for local access to agricultural products.

The original Regional Agricultural Plan (RAP) is the culmination of a Background Report, Market Opportunities Analysis, and extensive consultation with the agricultural community. The Background Report presented an overview of the regional context, the results of the Agricultural Land Use Inventory (ALUI), the Census of Agriculture analysis, and community consultation and issue identification. The Market Opportunities Analysis provided a high-level assessment of opportunities and challenges facing the North Okanagan agricultural sector. This RAP is a refresh of the original document. It combines that information with feedback from the community to present a **revised vision statement**, key priorities and recommended actions towards planning for agriculture in the North Okanagan.

Regional Agricultural Plans are intended to support the highest and best use of agricultural land and to develop strategies/actions to ensure a viable agricultural industry at the regional level. The RAP considers agriculture in its regional context and attempts to identify and anticipate future changes and challenges. The RAP, although developed by the Regional District of North Okanagan, acknowledges that the participation of local governments, senior levels of government, agricultural businesses, community organizations, and the public is essential to realize a resilient, sustainable and profitable regional agricultural sector.

2025 Vision Statement

Agriculture is central to the North Okanagan's identity- past, present, and future. Farms of all sizes thrive with affordable, long-term land access, supportive policies, and sustainable practices that ensure climate resilience and a diverse, healthy food supply. A strong local food system and proud regional identity of 'Okanagan Grown' connect residents and visitors to the land, the farmers, and the food that define this region.





It is important to note that, while the RAP has been developed for the RDNO, it is not solely the RDNO's responsibility to accept, adopt, endorse, implement, or accommodate any or all of the recommendations included within the plan. The RDNO's role is to raise educational awareness through policy and plan development, and the RAP is therefore a community endeavour and will require the effort of many individuals and organizations within the region to succeed.

Potential lead organizations and agencies are identified in the recommendation tables and grouped by jurisdiction. The recommendations and associated implementation strategy are put forward with the understanding that collaboration will be required in order to achieve success. Furthermore, the scope of this plan is regional; therefore, the provincial and federal levels are addressed to some degree, but are not the main focus of the report.

The North Okanagan is fortunate to be home to many organizations that support local agriculture either directly or indirectly. They include:

Producer Groups

- BC Agricultural Council
- BC Association of Abattoirs
- BC Fruit Growers Association
- BC Grape Growers Association
- BC Poultry Association
- BC Young Farmers – Okanagan
- Interior Greenhouse Growers Association
- Kamloops Okanagan Dairymen Association (KODA)
- Lumby Range/Livestock Association
- North Okanagan Beekeepers Association
- North Okanagan Cattlemen Association
- North Okanagan Organic Association
- Okanagan North Growers Co-op
- Okanagan Shuswap Sheep Producers Association
- Okanagan Tree Fruit Cooperative
- Okanagan-Kootenay Cherry Growers Association

Community Groups

- Armstrong Food Initiative Society
- Enderby Food Action for Today and Tomorrow (FACT) committee
- Kamloops/Okanagan 4-H Regional Council
- Land to Table
- North Okanagan Food Action Society (FASNO)
- Seed Savers
- Vernon Permaculture
- Vernon Pigeon and Poultry Club
- Young Agrarians

COMMUNITY CONSULTATION

The following seven priorities emerged from the 2013 community consultation and were reconfirmed and prioritized in 2026.

1. **Protecting farmland and farmers**
2. **Managing clean, accessible, and affordable water**
3. **Encouraging sustainable agricultural practices and climate change resilience**
4. **Strengthening the local agricultural economy**
5. **Ensuring farmland availability for emerging and multigenerational farmers**
6. **Creating supportive government policies and regulations**
7. **Raising awareness through education and celebration of agriculture**







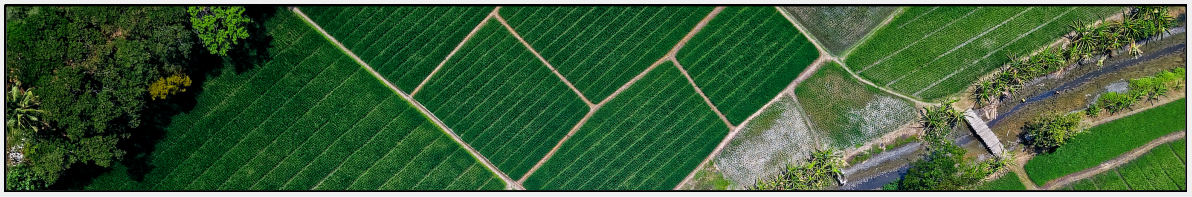
The priorities are further explained and a series of recommended actions are provided in table format in the following pages. The issue of climate change arose repeatedly, and it is felt that each priority is vulnerable to its effects (both known and unknown). Particular focus on climate change is afforded in Priority #3.

The tables include a list of suggested key players (including lead agency and supporting partners), along with priority level, timeframe, funding requirements and potential funding sources. A new implementation column has been added to highlight which actions have been initiated over the years and their status. It is important to note that the inclusion of any organization or agency in this list does not constitute a commitment on their part to participate; rather, it suggests the appropriate type of leadership and support required for each action to succeed.

The overall responsibility for implementing the RAP rests with the RDNO, and therefore, some of the actions are steps the Regional District can take. However, this is truly a community-based plan, and members of the farming community and supporting organizations are expected to take a lead role in many of the actions.

Priority Area			
A. Goal	**Key Players**	**Resource Requirements & Potential Sources**	**Implementaiton Status**

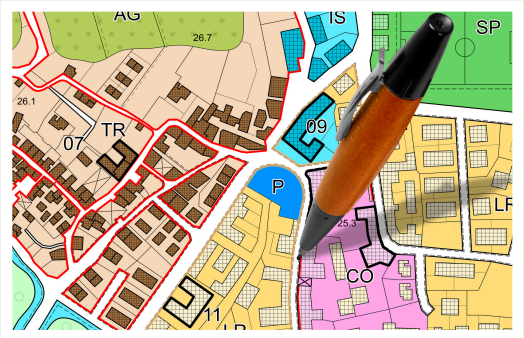
PRIORITY 1: PROTECTING FARMLAND AND FARMERS



The RDNO spans about 750,000 hectares, with 68,853 hectares in the ALR—primarily in valley bottoms where development pressure is highest. Since 2016, only 3.9 hectares have been excluded, reflecting strong support for farmland protection. Beyond the ALR, nearly 20,000 hectares are actively farmed, supporting jobs and contributing to 5.1% of regional employment (6.0% including food and beverage manufacturing). In 2021, 970 farms generated about $182.2 million in operating revenue. These economic benefits to the region underscore the importance of protecting farmland through policies that limit non-agricultural development, reduce land-use conflicts, and ensure land remains available for agriculture.

Subthemes that emerged within the recommended actions in this priority include:

- Protecting the Farmland Base
- Strengthening the ALR: Non-ALR Edge
- Information Availability
- Taxation Tools and Incentives







Priority 1: Protecting Farmland and Farmers

Protecting the Farmland Base	Key Players	Resource Requirements & Potential Sources	Implementation Status
1.1 Protect current ALR boundaries as stable in planning documents, recognizing that amending the ALR boundary results in speculation, urban development pressure, and the reduction of agricultural activity on adjoining farmland.	Lead: RDNO, member municipalities Supporting: ALC, MoAg, MoTI	Requirements: Low to Moderate Staff time Source: RDNO, member municipalities	
1.2 Encourage the RAAC to review all North Okanagan ALR-related decisions on an annual basis to explore the cumulative impact of applications on the farmland base. These would include exclusion, inclusion, subdivision, non-farm use, and major urban development applications adjacent to the ALR.	Lead: RDNO, member municipalities	Requirements: Low to Moderate Staff time Source: RDNO, member municipalities	2016 Priority that is done annually and will continue into the future.
1.3 *(revised)* Support the development of Home Plate standards (siting and size of residential uses) in the ALR. See the Ministry of Agriculture's Discussion Paper and Bylaw Standard (2011).	Leads: RDNO, member municipalities Supporting: MoAg, ALC	Requirements: Low to Moderate ($5,000 - $10,000) Sources: RDNO	
Strengthening the ALR : Non-ALR Edge	**Key Players**	**Resource Requirements & Potential Sources**	**Implementation Status**
1.4 *(revised)* In collaboration with the Ministry of Agriculture and farmers, continue to educate and encourage farmers, non-farming neighbours and the general public to deal with issues of conflict using an issue-based approach.	Leads: RDNO, MoAg, member municipalities	Requirements: Moderate ($10,000 - $15,000) Sources: RDNO, member municipalities	In 2021, this action shifted from creating a Good Neighbour Policy to focusing on dispute resolution education, supported by an Agriculture in Your Community webpage featuring the Township of Spallumcheen's "Living in Agriculture" resource.

Priority 1: Protecting Farmland and Farmers

Strengthening the ALR : Non-ALR Edge	Key Players	Resource Requirements & Potential Sources	Implementation Status
1.5 *(revised)* Support the creation of a DPA for Farmland Protection in Fringe Areas/borders of municipalities with lands adjacent to the ALR. The DPA maps would identify ALR areas that may require buffering from non-farm land uses. Consider including buffers on land located adjacent to farms that are not in the ALR.	Leads: RDNO, member municipalities	Requirements: Moderate to high (>$15,000) Sources: RDNO, member municipalities	
Information Availability	**Key Players**	**Resource Requirements & Potential Sources**	
1.6 *(revised)* Use the 2026 ALUI results and the most recent Agricultural Census data to update the baseline of agricultural information and State of the Region Indicators to continue to monitor and support the agricultural sector.	Lead: RDNO, MoAg Supporting: Member municipalities	Requirements: Moderate ($15,000 - $20,000) Sources: RDNO, member municipalities	
Taxation Tools and Incentives	**Key Players**	**Resource Requirements & Potential Sources**	**Implementation Status**
1.7 Encourage farmers and property owners leasing their land to farmers to apply for farm tax status through the BCAA. This will reduce the annual tax rate and create more affordability in land access.	Leads: RDNO Supporting: Real Estate Industry, MoAg, ALC	Requirements: Staff time (information session or factsheet or other communications piece).	2018 Prioity- Staff worked with the RDNO Communicaitons Officer to include a “Did you Know” and general awareness campaign.

Priority 1: Protecting Farmland and Farmers

Information Availability	Key Players	Resource Requirements & Potential Sources	Implementation Status
1.8 Consider conducting a deeper level of investigation into how farmers wish to expand their operations in the next few years. This information will better help decision-makers plan for and facilitate changes to the local agricultural sector.	Leads: UBCO, Okanagan College Supporting: RDNO, ALC, MoAg	Requirements: Moderate. ($15,000 - $20,000) Possible summer student position. Sources: IAF, REF, other grants.	
Taxation Tools and Incentives	**Key Players**	**Resource Requirements & Potential Sources**	**Implementation Status**
1.9 (*revised*) Continue to advocate to the BCAA to consider whether the sale of value-added products could be included in determining primary production gross income. Currently, only the sale of raw farm products is included in income calculations, and this threshold is often too high for small farms to qualify for farm status for tax purposes.	Leads: MoAg, BCAA Supporting: RDNO	Requirements: Negligible	In 2018, BC Assessment Authority provided a presentation to RAAC on Farm Classification. A letter was sent to the Ministry of Agriculture and BC Assessment in February 2020 requesting a review and update to provincial legislation and farm tax class thresholds to further support farming in the region.

PRIORITY 2: MANAGING CLEAN, ACCESSIBLE, AND AFFORDABLE WATER

Farmers consistently identify irrigation access and seasonal water scarcity as major challenges, ranking among the top challenges in both 2015 and 2026. Concerns include water costs, access for new producers to water licenses, and on-farm storage, as summer demand continues to exceed historic annual averages. As climate change further reduces flows, efforts to expand reclaimed water use—currently about 10%—along with strategies such as on-farm storage, efficient irrigation, and drought-tolerant crops can reduce pressure on water systems.

Ongoing research and tools, such as the Agricultural Water Demand Model, support better water management, while broader regional planning efforts will require collaboration with the farming community.

Subthemes that emerged within the recommended actions in this priority include:

- Policies and strategies that support the management of water quality and quantity
- Innovative on-farm water use and conservation
- Water governance and agriculture



Okanagan Basin WATER BOARD

MAKE WATER WORK



Priority 2: Managing clean, accessible, and affordable water			
A. Policies and strategies that support management of water quality and quantity	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
2.1 Continue to support the implementation of actions outlined in the OBWB Okanagan Sustainable Water Strategy	Lead: RDNO, member municipalities Supporting: OBWB	Requirements: Low to Significant Sources: OBWB, RDNO	
2.2 Collaborate with senior levels of government on coordinated solutions to surface and groundwater issues that may impact the agricultural sector, such as water quality, fisheries management, flooding, drainage and inter-basin water transfers.	Leads: RDNO, farmers Supporting: Fisheries and Oceans Canada, MoE, MoAg		
2.3 Continue to consider agricultural water supply and drainage needs, including irrigation and livestock watering, in all land use, surface water management, and groundwater management plans.	Leads: RDNO Supporting: member municipalities	Requirements: Negligible	
Innovative on-farm water use and conservation	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
2.4 Encourage the continued development, implementation, and support for the use of non-potable water for some farm activities.	Lead: RDNO, member municipalities, farmers Supporting: MoAg, agricultural supply industry	Requirements: Low (<$5,000) Staff time Source: RDNO, water utilities	

Priority 2: Managing clean, accessible, and affordable water			
Water governance and agriculture	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
2.5 Collaborate with the farming community to discuss water governance and rates. This could be done by hosting a forum to discuss water affordability within the current governance and rate structure.	Leads: Greater Vernon Water, other local water utilities, OBWB, farmers Supporters: RDNO, member municipalities	Requirements: Low to Moderate ($10,000 - $15,000)	
2.6 Continue to collaborate with the farming community to maintain access to adequate quantities of water at appropriate rates for farm operators.	Leads: Greater Vernon Water, other local water utilities, OBWB, farmers	Requirements: Low to Significant	





Priority 2: Managing clean, accessible, and affordable water

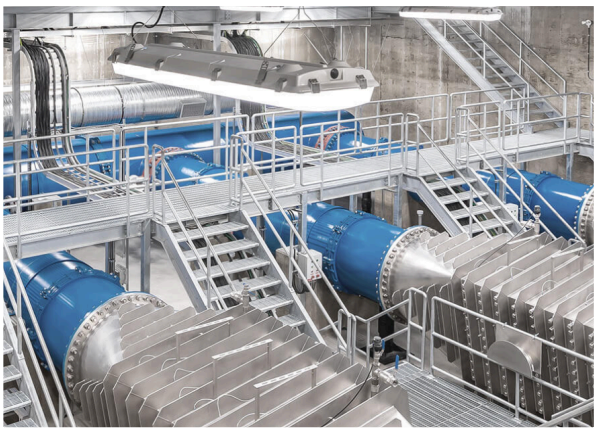
Policies and strategies that support management of water quality and quantity	Key Players	Funding Requirements and Sources	Implementation Status
2.7 (*revised*) Participate in the creation of Drought Management Plans, as the agriculture sector is a major component.	Lead: OBWB/Water Authorities Supporting: MoE, MoAg, farmers, RDNO, member municipalities, IHA	Requirements: Significant (> $20,000) Sources: OBWB MoE, IHA, participating local governments	
Innovative on-farm water use and conservation	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
2.8 Review current groundwater inventory and mapping and assess potential opportunities for irrigation from aquifer sources.	Leads: OBWB, MoE, UBCO Supporting: member municipalities, RDNO,NRCan	Requirements: Significant (> $20,000) Sources: MoE, OBWB	
2.9 (*revised*) Encourage farmers to participate in AgriService BC workshops on water efficiency (e.g., sprayer calibration workshops) and on-farm technology adoption programs.	Leads: Farmers, MoAg, AAFC Supporting: consultants	Requirements: Negligible	
2.10 (*revised*) Continue to support projects that improve water intake systems and storage of water. Encourage farm tours of producers who have successfully created on-farm water storage.	Leads: MoAg, MoE, CAI Supporting: RDNO, member municipalities agricultural supply industry	Requirements: Low (<$5,000) In-kind staff support Sources: RDNO	
2.11 (*revised*) Promote the implementation of BMPs for irrigation and water conservation on farms through the EFP program and Investment Agriculture Foundation.	Leads: MoE, MoAg, farmers Supporting: RDNO	Requirements: Negligible to Significant depending on the BMP Sources: ARDCorp	

Priority 2: Managing clean, accessible, and affordable water			
Innovative on-farm water use and conservation	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
2.12 (*revised*) Encourage the use of the BC Irrigation Scheduling Calculator, as developed by the BC Ministry of Agriculture, and the AgConnect tool, as developed by Greater Vernon Water, to maximize water efficiency.	Leads: MoAg, farmers, GVW Supporting: RDNO	Requirements: Negligible	
2.13 Utilize programs, such as the EFP program, to assist with funding the construction of livestock exclusion fencing and ensuring healthy riparian buffer areas to protect surface water from manure runoff.	Leads: MoAg, farmers Supporting: RDNO	Requirements: Negligible to Significant depending on the size of the project Sources: ARDCorp, OBWB	









PRIORITY 3: ENCOURAGING SUSTAINABLE AGRICULTURAL PRACTICES AND CLIMATE CHANGE RESILIENCE

The North Okanagan is a highly productive agricultural region, with farmers committed to sustainable practices and residents supportive of continued environmental improvements. While agriculture will need to continue contributing to reducing emissions, it shares this responsibility with all sectors, and the RDNO will work with senior governments on climate strategies.

As the impacts of Climate Change are felt, farmers face challenges such as high irrigation needs, difficult soils and invasive species. Climate change is expected to increase risks, such as drought, underscoring the importance of emergency preparedness and local food resilience. Programs like the Environmental Farm Plan help farmers adopt sustainable technologies through financial incentives and encourage the adoption of best management practices, which can help reduce these risks and improve resource efficiency.

Subthemes that emerged within the recommended actions in this priority include:

- Climate change adaptation and emergency planning
- Implementation of sustainable farm practices and technologies
- Wildlife and livestock interaction management
- Control of invasive species and mitigation of their effects















Priority 3: Encouraging sustainable agricultural practices and climate change resilience

Climate change adaptation and emergency planning	Key Players	Funding Requirements and Sources	Implementation Status
3.1 (*revised*) Create awareness and support implementation of the *Environment and Climate Regional Guidebook for the Okanagan*, prepared by the Ministry of Agriculture and Food.	Leads: RDNO, member municipalities, OBWB, farmers Supporting: MoAg, BC Emergency Response	Requirements: Low to Moderate Sources: MoAg, CAI, IAF, OBWB	
3.2 Collaborate with the Ministry of Agriculture on a pilot project that would develop site-specific climate change mitigation plans for individual farms.	Leads: RDNO, CAI, farmers Supporting: MoAg, BC Emergency Response	Requirements: High (>$20,000) Sources: CAI, MoAg, RDNO	
3.3 Assist in producer education around climate change adaptation by hosting discussions and workshops on: crop tolerance to drought, insurance, integrated management of pests and disease, habitat for pollinators, re-introduction of native grasses for pasturing, and using technologies that protect crops from weather damage.	Leads: RDNO, CAI, member municipalities Supporting: MoAg, UBC Okanagan, Okanagan College	Requirements: Low to Moderate ($5,000 - $10,000) Sources: MoAg, CAI	
3.4 (*revised*) Ensure that agriculture is integrated into regional emergency preparedness, response, and recovery plans, with specific attention to mass carcass disposal and animal relocation during emergency events.	Leads: RDNO, CAI, member municipalities, groundwater representative(s) Supporting: MoAg	Requirements: Moderate to High ($15,000 - >$20,000) Sources: MoAg, RDNO, CAI	

Priority 3: Encouraging sustainable agricultural practices and climate change resilience

Implementation of sustainable farm practices and technologies	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
3.5 Support the health of pollinators through habitat preservation and adoption of agro-ecological principles. E.g. distribution of bee nest boxes and the planting of wildflowers in public parks and other public spaces.	Lead: RDNO, member municipalities Supporting: local food organizations, public	Requirements: Low – Moderate ($5,000 - $15,000)	
Wildlife and livestock interaction management	**Key Players**	**Funding Requirements and Sources**	
3.6 Participate in initiatives to seek management solutions to deter wildlife (e.g., bighorn sheep, coyotes, bears, deer, starlings) from damaging crops and livestock and spreading diseases.	Leads: RDNO, MoE, MoAg, OCCP, member munis Supporting: SPCA, Bear Aware, EFP program	Requirements: Will depend on initiatives Sources: MoE, ARDCorp, IAF, non-profit grants	
Control of invasive species and mitigation of their effects	**Key Players**	**Funding Requirements and Sources**	
3.7 *(revised)* Continue to support the reduction of invasive species and noxious weeds through grants from the North Okanagan Conservation Fund and the Invasive Species Council of BC. Collaborate with the agricultural community to identify high-priority areas.	Leads: RDNO, farmers Supporting: MoE, MoAg, member municipalities	Requirements: Staff time (bylaw enforcement)	The RDNO continues to provide funding to the Invasive Species Council of BC's Action teams to protect and restore the region's landscapes from invasive species.

Priority 3: Encouraging sustainable agricultural practices and climate change resilience

Implementation of sustainable farm practices and technologies	**Key Players**	**Funding Requirements and Sources**	**Implementaiton Status**
3.8 (*revised*) Encourage farmers to participate in the Environmental Farm Plan (EFP) Program, which is voluntary, confidential, and free. This program identifies opportunities to adapt and respond to emerging environmental, regenerative agriculture, and climate challenges and changing environmental conditions.	Lead: MoAg, ARDCorp, farmers Supporting: RDNO, member municipalities	Requirements: Low Sources: MoAg, ARDCorp	Presentation was made to RAAC by Peter Spencer from the Environmental Farm Plan Program, and a Letter was sent from the RDNO to the Ministry of Agriculture and BC Agriculture Research and Development Corp requesting additional funds be put toward EFP implementation.
3.9 Develop a food system and agriculture speaker series at Okanagan College, with a focus on topical issues on food and the environment.	Lead: Okanagan College, farmers Supporting: local food organizations, public	Requirements: Variable, depending on length and depth of the speaker series. Sources: Okanagan College	
Wildlife and livestock interaction management	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
3.10 Distribute research and other information on current ungulate migratory pathways and wildlife corridors regionally. Include strategies to reduce livestock interactions with wildlife. The MoE and the IAF have many publications available on these topics.	Leads: OCCP Supporting: IAF, MoE	Requirements: Low (< $5,000) Sources: MoE, IAF	
3.11 Communicate information to farmers about the provincial crop insurance program.	Lead: MoAg, farmers Supporting: RDNO, member municipalities	Requirements: Low Sources: MoAg	

Priority 3: Encouraging sustainable agricultural practices and climate change resilience

Control of invasive species and mitigation of their effects	Key Players	Funding Requirements and Sources	Implementation Status
3.12 Encourage coordination between MoE, MOTI, FLNRO and AGRI to manage noxious weeds on Crown range land. This will help to ensure farmland availability for the long term.	Leads: MoAg, MoE, FLNRO, MoTI Supporting: farmers, RDNO	Requirements: Low Sources: MoAg	

PRIORITY 4: STRENGTHENING THE LOCAL AGRICULTURAL ECONOMY





North Okanagan farmers produce a wide range of crops and livestock, including fruit, vegetables, grapes, ground crops, beef, poultry and dairy. Despite $182 million in farm receipts (2021), much of this revenue leaves the region for processing, aggregation and distribution. Over $300 million is spent annually on food within the region, highlighting an opportunity to retain more local dollars. Although farm profitability has increased slightly (from 11% in 2011 to 12% in 2021), margins remain tight, limiting expansion and investment in efficiency.

Efforts to improve food system connectivity have seen some success, but financial, administrative, and regulatory barriers remain. Reducing provincial and federal regulatory hurdles would help farmers bring products to market more easily. Supporting both new and existing farms is key to strengthening the sector and enabling economies of scale. Initiatives like the Food Shed are improving distribution by connecting producers with community organizations, though many small-scale growers still lack the volume for consistent retail or export markets. Meanwhile, much of the region's dairy production is exported, highlighting the need for more local processing and value-added opportunities. Overall, there is strong support for further localizing and strengthening the regional food system.

Subthemes that emerged within the recommended actions in this priority include:

- Economic viability of local operations
- Regional marketing opportunities
- Creation, distribution, and sales of value-added farm products



PRIORITY 4: STRENGTHENING THE LOCAL AGRICULTURAL ECONOMY

It has been acknowledged that collaboration is required to assist producers in improving regional sector viability. Innovation enhances profitability and allows farmers to develop entrepreneurial ideas, gain useful marketing and business management skills, and access capital.

In 2022, the Township of Spallumcheen initiated a feasibility study and Business Case Assessment for a Regional Agricultural Support Area. A multitude of socio-economic benefits were identified for the region, if this collective vision were successful, including economic growth, job creation, community well-being and environmental sustainability. The first tenant of this site, the North Okanagan Butcher Hub, became operational in 2025, providing a much-needed service to the region's livestock producers. There is continued interest in supporting additional processing facilities at this location, including processing for Dairy, Poultry, Cold Storage, and a Community Commercial Kitchen & Community Food Storage/Distribution.

Additional agri-economic development strategies for specific sectors would provide clear, well-supported direction for local agricultural enterprises and attract innovative business models tailored to RDNO's specific situation, needs, and values.



sncəcmałqtn Agricultural Park











Priority 4: Strengthening the Local Agricultural Economy

Economic viability of local operations	Key Players	Resource Requirements & Sources	Implementation Status
4.1 (*revised*) Continue to support the objectives of the Regional Employment Lands Action Plan that align with the intent of the Regional Agricultural Plan.	Leads: RDNO, member municipalities	Requirements: Staff time Sources: RDNO	
4.2 (*new*) Advocate for a review and modernization of agricultural regulations by engaging provincial and federal policy makers. The current framework is burdensome and adds costs and delays to innovation and the expansion of agricultural operations. Look to other countries where agriculture thrives, for example, the Netherlands.	Leads: RDNO Supporting: MoAg, CFIA, IHA	Requirements: Staff time Sources: RDNO, Provincial and Federal staff	
4.3 (new) Support community and regional food planning by developing policies that increase local food procurement, support local food events, and increase capacity of the agri-food value chain. This could include an asset-mapping project.	Leads: RDNO, member municipalities	Requirements: Staff time Sources: RDNO	Land to Table (L2T) has begun discussions on local food procurement, identifying key challenges such as tight cost margins, centralized vendor requirements, and the need for consistent supply volumes. L2T will continue exploring opportunities but sees greater potential at smaller institutions (e.g., cafeterias, seniors' centres) that bypass intermediaries. L2T remains committed to expanding local food access and, in 2021, partnered with UBCO on a project that successfully increased direct sourcing from local farmers. The Food Shed initiative is another current example of connecting local food and farmers with area residents.

Priority 4: Strengthening the Local Agricultural Economy

Creation, distribution, and sales of value-added farm products	Key Players	Resource Requirements & Sources	Implementation Status
4.4 *(revised)* Continue to support opportunities to develop or expand processing infrastructure within the region, including packing, sorting, processing and cold storage. Efforts should be made to focus this infrastructure on the Regional Agricultural Support Area site within the Township of Spallumcheen, as it would connect agricultural sectors and bring the industry together, capitalizing on economies-of-scale opportunities for aggregation and supporting locally grown food.	Leads: Producer groups (KODA, etc.), RDNO Supporting: MoAg	Requirements: Staff time	A "Support Food Processors" working group was established through the Growing the Local Food Economy forum in 2018. The group consisted mostly of small to medium scale food processors for a variety of food products. The Land to Table non-profit continues to support and receive funding from the RDNO for the food shed initiative (aggregation and distribution of local food).
4.5 *(revised)* Continue working with local farmers, agricultural operators, senior levels of government, member municipalities, and IHA on solutions that would facilitate and lessen the regulatory burden for local food processing.	Leads: RDNO, member municiplaities, IHA, ALC, MoAg	Requirements: Staff time	In 2020, RDNO contributed $10,000 to partner with Community Futures on the REACH agricultural business accelerator. In October 2021, the Province introduced modernized inspection categories, transitioning Class D and E slaughter licences to Farmgate and Farmgate Plus. In March 2022 and 2023, the committee supported RDNO's role in developing the Regional Agri-hub Planning process, aligning with Action 4.4 to expand local food processing.





Priority 4: Strengthening the Local Agricultural Economy			
Economic viability of local operations	**Key Players**	**Resource Requirements & Sources**	**Implementation Status**
4.6 Continue to support efforts by the City of Vernon's Economic Development Department to explore opportunities to promote agricultural business development and initiatives through economic development planning, including the identification of funding opportunities.	Leads: City of Vernon	Requirements: Staff time Sources: CoV/RDNO	
4.7 Host a skills and knowledge-building workshop series to discuss successful farm business models. Include topics such as winter business models, becoming wholesale-ready, food processing and value-added, marketing boards, small-scale alternative green energy projects, production quotas, and food safety.	Leads: Community Futures, and other agri-organizations Support: RDNO, MoAg	Requirements: Moderate ($5,000 - $10,000) Sources: Non-profit grants	
4.8 *(revised)* Work with industry associations and economic development groups to increase the market for regionally grown agricultural products.	Leads: Farmers, Community Futures, Support: RDNO (RAAC)	Requirements: Staff time	

Priority 4: Strengthening the Local Agricultural Economy			
Economic viability of local operations	**Key Players**	**Resource Requirements & Sources**	**Implementation Status**
4.9 (*revised*) Support the adoption of online software systems and the work of local organizations that connect producers to food retailers and wholesalers to improve communication and ease of ordering, logistics, locating local products, direct purchasing connections, and the number of business relationships with regional producers.	Leads: Regional producers, Retailers, wholesalers, chefs Supporting: Farmers	Requirements: Moderate ($10,000 - $15,000) Sources: IAF, local economic development organizations	
4.10 Build upon online and print resources that showcase regional farmers and food businesses, as well as maps of local food restaurants, farm tours, wineries, breweries, and cheese-makers, among others. Currently, several directories overlap in their listings, but many are not kept up to date, and others are incomplete. One streamlined local food guide or directory, similar to what is produced in the Comox Valley, would assist not only the public but also farmers to get to know what types of activities are occurring in their area and potentially create opportunities for collaboration and cooperation.	Leads: Vernon Tourism, Okanagan and Shuswap Chefs Association. Supporting: RDNO, Member municipalities, BCAFM, Community Futures	Requirements: Moderate ($10,000) Requires ongoing maintenance and renewal. Sources: Advertisers, Tourism BC, REF	

Priority 4: Strengthening the Local Agricultural Economy			
Regional marketing opportunities	**Key Players**	**Resource Requirements & Sources**	**Implementation Status**
4.11 *(revised)* Work with the community and province in the development of a common local identity, logo, or brand that can be used to highlight North Okanagan farms and products, differentiating them from other regions.	Leads: EDC, Farmers Institutes, BC Tourism Supporting: BCAFM, CSR	Requirements: Moderate ($10,000 - $15,000) Sources: IAF, RDN, graphic designer in-kind, other grants	
4.12 *(revised)* Support opportunities for year-round indoor farmers' markets or storefronts with regular hours.	Leads: BCAFM, farmers, development community Supporting: RDNO, member municipalities	Requirements: Significant (> $20,000) Cost will depend on location and management model. Sources: Vendor fees, grants, credit unions	
4.13 *(revised)* Explore additional partnership opportunities to further promote North Okanagan agri-tourism, including enhanced promotion of the local initiatives.	Leads: City of Vernon, Shuswap Tourism Supporting: RDNO, Vernon Tourism, BC Tourism	Requirements: Moderate to Significant ($15,000 - $20,000) Sources: BC Tourism, farmers (in-kind), BCAFM (in-kind), chamber of commerce, local media.	

Priority 4: Strengthening the Local Agricultural Economy			
Creation, distribution, and sales of value-added farm products	**Key Players**	**Resource Requirements & Sources**	**Implementation Status**
4.14 Facilitate connections between local farmers and organizations such as the Small Scale Food Processors Association, small scale meat processing, and existing cold storage facilities.	Leads: Farmers and agri-organizations Support: SSFPA	Requirements: Negligible	
4.15 Encourage producers to build upon the success of existing production of niche and specialty products to create collaborative marketing opportunities both within and external to the region.	Leads: Farm businesses, processing agencies	Requirements: Negligible	
4.16 Support and improve other Shuswap and Okanagan farmer-owned brokerage firms or co-ops to: - Co-ordinate production and on-stream timing, - Provide a central order desk for local retailers, - Provide information about sources of supply and on-farm markets, - Co-ordinate transportation of inputs and goods for sale - Facilitate connections between local farmers and chefs to increase the amount of local food offered in restaurants, cafeterias, schools, etc. and to help farmers plan what and how much to grow of various crops in order to meet demand.	Leads: Farmers, Retailers, Distribution companies, L2T Supporting: RDNO	Requirements: Depends on how the program is carried out. Could be low – moderate. Sources: Co-op Assoc. of BC, Farmers Institutes (in-kind)	
4.17 Identify potential mechanisms by which farming workshops, demonstrations, and educational courses can be offered on a regular basis, including possible collaboration with academic institutions.	Lead: IHA, academic institutes, farmers, RDNO Supporting: MoAg,	Requirements: Negligible	

Priority 4: Strengthening the Local Agricultural Economy

Economic viability of local operations	Key Players	Resource Requirements & Sources	Implementation Status
4.18 Actively facilitate connections between producers who need skilled labour and existing employment programs (e.g. agri labour pool; student summer job program; Step-Up; and SOIL apprenticeships).	Leads: MoAg, Service Canada, farmers Support: Post secondary institutes, employment service organizations	Requirements: Low (<$5,000) These programs exist - it is just a matter of connecting producers to them. Sources: MoAg (in kind), Service Canada	Community Futures plays a key role in linking farm operators with employees. There are a number of Labour and Hiring Programs to support farmers and other major economic sectors within the region. Joy Magnell, Employment Advisor, Community Futures, presented at the May 6, 2021, RAAC meeting on the various programs and online opportunities that are currently available. eg. WorkBC and Futuresbc Business Programs.

PRIORITY 5: ENSURING FARMLAND AVAILABILITY FOR EMERGING AND MULTIGENERATIONAL FARMERS

The cost of farmland in most regions of BC is prohibitive: not only for new farmers but also for those who are taking over longstanding family farm businesses. Whether a producer is just starting out or coming from a long family history of farming, the question of whether and how to obtain land is challenging. While most of the North Okanagan's ALR lands (and some farmland outside the ALR) have been cleared, large capital costs may still be required to convert or prepare land to be productive. Sometimes a family's younger generation of farmers may decide to switch crop varieties, upgrade equipment, or modernize practices. These activities all entail investment costs. With appropriate policies and community initiatives in place, some of the burden of accessing land can be alleviated.

Subthemes that emerged within the recommended actions in this priority include:

- Farmland access options
- Succession planning
- Alternative land access options







Priority 5: Ensuring farmland availability for emerging and multigenerational farmers

A. Farmland access options	Key Players	Funding Requirements and Sources	Implementation Status
5.1 (*new*) Create awareness for new farmers and landholders about legal, collaborative, trust-based models that counter high land costs and ensure long-term tenure. This can include Farmland Trusts & Stewardship, promotion of land-matching programs, and community farm models.	Lead: RDNO, member municipalities Supporting: MoAg, ALC	Requirements: Low Sources: RDNO	
Alternative Land access options	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
5.2 Consider putting publicly-owned ALR properties into a Regional Farmland Trust or Agricultural Parks for new and emerging farmers, a community allotment gardening program, an incubator farm program, or an agricultural demonstration site.	Leads: RDNO, Member municipalities	Requirements: Low to Significant	

Priority 5: Ensuring farmland availability for emerging and multigenerational farmers

A. Farmland access options	Key Players	Funding Requirements and Sources	Implementation Status
5.3 Continue to create and share resources such as farmland access agreement reports and decision-making guides. Share links to the resources on local government websites.	Lead: Young Agrarians, Farm Folk / City Folk Supporting: RDNO, member municipalities	Requirements: Low ($5,000 - $10,000) Sources: non-profit grants	
5.4 Provide leadership regarding the distribution of information on financing options. This may include hosting events to share examples of successful farm business plans, grant or loan applications, or alternative financing opportunities.	Lead: Community Futures, Real Estate Industry, lending agencies Supporting: Young Agrarians, MoAg	Requirements: Moderate ($10,000) Sources: IAF, REF	
5.5 Encourage realtors to become more knowledgeable regarding farmland access types.	Leads: Real estate industry	Requirements: Negligible	
Succession planning	**Key Players**	**Funding Requirements and Sources**	
5.6 Provide access to research and information regarding alternative business arrangements such as stratas, cooperatives, and corporations and alternative land ownership/tenure models. These may assist families in succession planning.	Leads: Young Agrarians, MoAg Supporting: RDNO, member municipalities, farmers	Requirements: Low (< $5,000) Sources: REF	

Priority 5: Ensuring farmland availability for emerging and multigenerational farmers

C. Alternative land access options	Key Players	Funding Requirements and Sources	
5.7 Continue to update and promote land-linking and mentorship programs to match land with people who want to farm.	Leads: Young Agrarians Supporting: RDNO, member municipalities, realtors	Requirements: Low (<$5,000) Sources: various NGO funding	
5.8 Offer assistance and workshops on options for family farm succession planning. This may include fostering a mentorship program for those without anyone to pass the farm to within the family.	Leads: MoAg, ALC, Growing Forward Supporting: RDNO, member municipalities, realtors	Requirements: Moderate ($10,000 to $15,000) Sources: ARDCorp, FIRB	
5.9 Support apprenticeships, mentorships, incubator farms, and other farm-based employment programs. This could include: industry-based training programs (e.g. for dairy technicians); Step-Up - a federal mentoring program; and Okanagan College's Culinary Arts Program. This will assist new/emerging farmers to gain experience prior to renting or purchasing land.	Leads: Community Futures, Okanagan College, UBCO, Young Agrarians, ag industry, AAFC Supporting: farmers, Farm Folk / City Folk, RDNO, member municipalities,	Requirements: Low (<$5,000) In-kind staff support. Established programs are self-funded. Sources: SIDIT, Western Diversification,	

PRIORITY 6: CREATING SUPPORTIVE GOVERNMENT POLICIES AND REGULATIONS

Local governments regulate land use under the Community Charter and Local Government Act, including zoning and subdivision powers. RDNO growth management plans and Official Community Plans recognize agriculture as essential to the region's landscape, identity, and economy. Zoning bylaws influence agricultural land through parcel sizes, building limits, setbacks, secondary dwellings, and subdivision rules. Together, these policies support preserving agricultural land, strengthening the rural economy, and promoting a diverse, resilient local food system.



Agricultural activity is governed by multiple federal, provincial, regional, and municipal authorities through various laws, regulations, and bylaws, many of which fall outside local government control in BC. Some government policies and regulations still challenge farmers, making it important to understand how they interact.

The Regional Agricultural Plan provides guidance to support local and regional planning, helping clarify jurisdictional roles and identify actions that local governments can lead and those that require broader collaboration.

Subthemes that emerge within the recommended actions in this theme include:

- Policy and Plan Updates
- Subdivision and Zoning Considerations
- Availability of Local and Regional Support



Priority 6: Creating Supportive Government Policies and Regulations

A. Policy and Plan Updates	Key Players	Funding Requirements & Sources	Implementation Status
6.1 Ensure that planning documents (OCPs, neighbourhood plans, infrastructure plans, etc.) clearly state support for the ALR and recognize agricultural uses as the highest priority for those lands.	Lead: RDNO, member municipalities	Requirements: Staff time	
6.2 Enhance compliance and enforcement for farmland protection.	Lead: RDNO, ALC Compliance and Ecforvement Officers		
6.3 (*new*) Review local planning and regulatory bylaws, such as the OCP and Zoning bylaws, to ensure agriculture is clearly supported and aligns with existing provincial and federal regulations.	Leads: RDNO, member municipalities	Requirements: Staff time Sources: RDNO, member municipalities	
B. Subdivision and Zoning Considerations	**Key Players**	**Funding Requirements & Sources**	**Implementation Status**
6.4 Examine the feasibility of identifying "urban agriculture" as an allowed activity within town centres and on rural residential land and perhaps even within greenspaces and parklands. This scale of food production will help to support a healthy pollinator population and raise awareness regarding what's in season locally.	Lead: RDNO, member municipalities		

Priority 6: Creating Supportive Government Policies and Regulations

B. Subdivision and Zoning Considerations	Key Players	Funding Requirements & Sources	Implementation Status
6.5 Consider updating Schedule E "Signage Provisions" of the RDNO Zoning Bylaw (No. 1888, 2003) to specifically allow for signs advertiseing farm properties, agricultural areas, farm traffic, directional signage to farmers markets and agrtoursim.	Lead: MoTi, RDNO, Member municipalities Supporting: BC Tourism, BCAFM	Requirements: Low to Moderate ($5,000 - $15,000)	
C. Availability of Local and Regional Support	**Key Players**	**Funding Requirements & Sources**	**Implementation Status**
6.6 Identify current on-farm or near-farm housing options for farmers and farm labourers. This would be an initial first step in a longer process to establish more affordable on-farm farm worker housing that does not compromise the agricultural productivity and integrity of farms. Examples: • Ministry of Agriculture's "Regulating temporary farm worker housing in the ALR: Discussion paper and standards" • Farm Worker Housing Policy Review, Community Social Planning Council BC	Leads: RDNO, member municipalities Supporting: Local agricultural and labour organizations , ALC	Requirements: Moderate to Significant ($15,000 - $20,000) Sources: RDNO, MoAg, IAF and other grant agencies.	
6.7 (*revised*) Collaborate with other Regional Districts and industry associations in the Southern Interior on solutions to agricultural sector issues of mutual concern.	Lead: RDNO Supporting: Other regional districts	Requirements: Staff time	In 2022 and 2026, staff and committee members participated in the Provincial AAC workshops. Staff have previously been in touch with Ag Committees in the valley; however, the areas of interest have not always aligned. Staff have a list of active AACs within the Okanagan and will reach out when topics of mutual interest and concern are identified.

PRIORITY 7: RAISING AWARENESS THROUGH EDUCATION AND CELEBRATION OF AGRICULTURE

Raising awareness through education and the celebration of agriculture is essential for building a more informed, resilient, and sustainable society. Education helps people understand where their food comes from, the challenges farmers face, and the importance of responsible land and resource management. By integrating agricultural knowledge into schools, community programs, and public campaigns, individuals become more connected to the food system and more supportive of local producers. Celebrating agriculture—through events, festivals, and recognition of farmers—further strengthens this connection by highlighting the cultural, economic, and environmental value of farming. The continued promotion and popularity of events like the Armstrong IPE demonstrate strong public interest in engaging with and celebrating agriculture. Together, education and celebration inspire appreciation, encourage innovation, and promote practices that ensure food security and environmental stewardship for future generations.

Subthemes that emerge within the recommended actions in this theme include:

- Education occasions for the public
- Agritourism opportunities at the farm level
- Agricultural events and showcases at the community level







Priority 7: Raising awareness through education and celebration of agriculture

Agritourism opportunities at the farm level	**Key Players**	**Funding Requirements and Sources**	**Implementation Status**
7.1 Share success stories from those who have experience in agri-tourism (U-picks, culinary events, farm tours) with other farmers who are interested.	Leads: Tourism Vernon, farmers, RDNO (RAAC) Supporting: MoAg	Requirements: Low (< $5,000) Sources: RDNO	
Agricultural events and showcases at the staff and community level	**Key Players**	**Funding Requirements and Sources**	
7.2 Provide agricultural learning opportunities for the RDNO Board, RAAC and Staff members. Including an annual farm tour and updates to the Board from RAAC.	Lead: RDNO Supporting: Other regional districts		
7.3 Build upon the active mural culture of the North Okanagan to further celebrate local agriculture by including farming as a theme on street art (e.g. murals, lamppost banners).	Leads: RDNO, member municipalities, School Districts, local art community	Requirements: Significant (> $20,000) Sources: RDNO, member municipalities	
7.4 *(revised)* Explore the possibility of creating an interpretive trail adjacent to farmland and the Rail Trail that includes archival photos, and facts about the local agricultural sector.	Leads: Historical organizations, RDNO, member municipalities Supporting: agricultural organizations, farmers	Requirements: Significant (> $20,000) Sources: RDNO, member municipalities	

Priority 7: Raising awareness through education and celebration of agriculture

Education occasions for the public	Key Players	Funding Requirements and Sources	Implementation Status
7.5 Facilitate linkages between secondary and post secondary curriculum and programs and regional farming interests such as culinary programs that demonstrate how to source locally.	Lead: Young Agrarians, Farm Folk / City Folk, UBC Okanagan, Okanagan College Supporting: School Districts 22 & 83	Requirements: Low	
7.6 Increase communication of research needs between farmers, academia, and government research stations.	Lead: Farmers, agricultural organizations Supporting: UBC Okanagan, Okanagan College, other academic institutions	Requirements: Low	
7.7 Assist in education around climate change adaptation and agriculture by making connections between the research community and the farming community.	Leads: Okanagan College, UBCO, OBWB, CAI, MoAg Supporting: Farmers, ag-industry	Requirements: Low to Moderate ($10,000 - $15,000) Sources: MoAg, CAI	
7.8 Continue to assist with the promotion of agricultural events and festivals in the RDNO (e.g. farmers markets, the IPE).	Leads: Tourism Vernon, Tourism BC, RDNO, IPE Support: member municipalities	Requirements: Low (if simply assisting to advertise other events) – Moderate (if hosting new events). Sources: Chamber of commerce, Tourism Vernon.	

Priority 7: Raising awareness through education and celebration of agriculture

Agricultural events and showcases at the community level	Key Players	Funding Requirements and Sources	Implementaiton Status
7.9 Consider developing a regional agri-tourism strategy	Lead: Farmers, City of Vernon, Tourism Vernon, Chamber of Commerce Supporting: MoAg, ALR	Requirements: Moderate to Significant ($15,000 to $25,000) Sources: Tourism BC, IAF	The Land to Table Coordinator met with Tourism Vernon on this initiative. The City had a good handle on the producers/processors within the North Okanagan who are open to the public. They have specific criteria and vetting requirements that must be met before they will include someone in their brochure. Local producers/processors are to get in touch with Tourism Vernon directly if they have experiences to offer.

CONCLUSION

Those involved in agriculture and food production in the North Okanagan are passionate people. Farmers are keen to see barriers removed so that their livelihoods can be enhanced and made more economically viable and at the same time, consumers are interested in obtaining more of their food from local sources. The vision, priorities, goals, and recommended implementation actions outlined in this Regional Agricultural Plan are all derived from community engagement.

The development of a Regional Agricultural Plan for the North Okanagan fulfills, in part, a region-wide commitment set forth in the Regional Growth Strategy to preserve and strengthen the rural economy and increase the viability and productivity of farmland and food production. The Regional Agricultural Plan will provide all members of the food-producing community in the North Okanagan, along with elected officials, staff, and other leading agencies in the region, with a strong vision and directive to increase food production and enhance the livelihoods of those involved in agriculture.



REGIONAL DISTRICT NORTH OKANAGAN

MEMORANDUM

File No: 5790.10.09
Date: June 3, 2026

TO: **Greater Vernon Advisory Committee**

FROM: **Utilities Department**

SUBJECT: **June 2026 Greater Vernon Water Supply Update**

SUMMARY

Based on the Water Storage Triggers Assessment for June 2026, **Stage 3 Water Use Restrictions** are being issued due to low water storage levels, low trending water input into Greater Vernon Water (GVW) reservoirs, forecasted low water moisture and high temperature predictions for June and July. Detailed restrictions for each customer class are provided in the GVW Water Use and Regulation Bylaw. These restrictions require a 50% reduction in overall water use, and all users must take immediate action to conserve and reduce consumption.

These measures are necessary due to low snowpack this winter, which did not provide sufficient water input to the reservoirs, along with a forecast of low rainfall in the coming months. In addition, higher seasonal temperatures have resulted in increased customer use, already drawing on storage needed for summer dry periods. Under the GVW Water Shortage Management Plan, stronger restrictions are required now to protect water supplies and infrastructure through the summer and fall.

Stage 3 Water Use Restrictions are now in effect for all GVW customers, including properties in the City of Vernon, the District of Coldstream, and portions of Spallumcheen, Electoral Areas B, C, and D.

It is recommended that outdoor irrigation should be turned off, and outdoor water use must be kept to an absolute minimum. Water use and customer trends are being closely monitored, and enforcement will be strictly applied. Customers found in violation will receive one warning (door hanger notice); a second offence will result in a $100 fine, and a third offence will result in a $400 fine. Additional enforcement measures may be taken where necessary including water shut off.

Operations staff have been actively conserving water and will stop all routine distribution flushing and maximize the use of the Kalamalka Lake Water Source within the distribution system where feasible. Staff are meeting weekly to review storage levels.

GVW has increased customer outreach and engagement with high water users to achieve meaningful reductions in water use. GVW is also expanding communications through roadside signage, increased radio advertising, and active patrols. Staff are closely monitoring customer water use trends through metering and conducting door-hanger notifications to support compliance and enforcement efforts.

TRIGGER ASSESSMENT

GVW uses the Water Shortage Management Plan (WSMP) decision tree to guide decisions about GVW water management. Staff monitor four (4) triggers to assess the water supply and drought conditions (Figure 1):

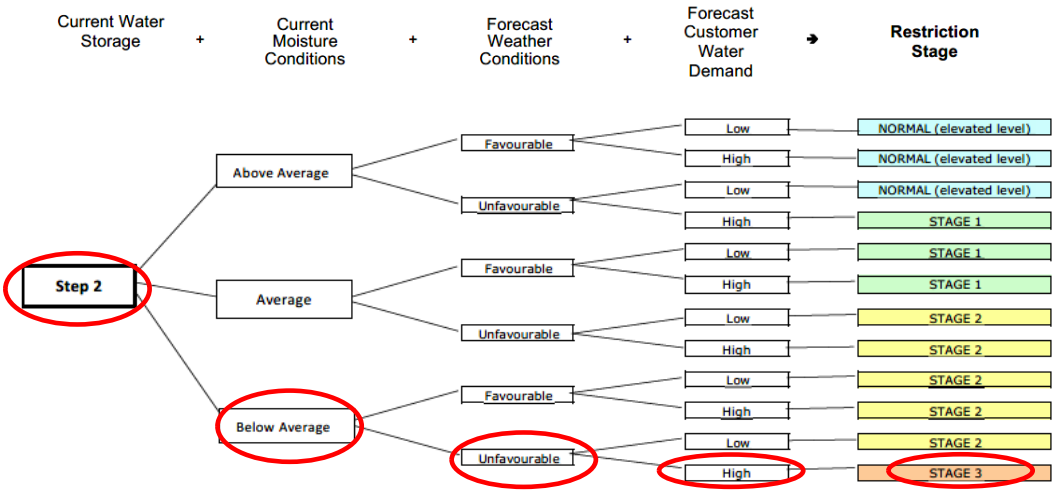


Figure 1 – Water Shortage Management Plan Decision Tree

1. Reservoir Levels (Water Storage)
   - **Duteau Reservoir** - Duteau is now within the freshet monitoring period (Figure 2); however, this period reflects historical trends and does not represent 2026 conditions. The watersheds supplying GVW have experienced low snowpack at higher elevations and very little snow at lower elevations. Environmental Flow Needs are currently being met, but reservoir levels have stopped increasing and we have begun drawing from storage earlier than in previous years. Once storage use begins, recovery from rainfall is rare, and current storage levels are likely to represent the total available supply for the remainder of the year until the next freshet.
   - **Kalamalka Lake** - Kalamalka lake levels were below the average and provincial targets and trends are showing minimal recovery (Figure 3).
2. Current Moisture Conditions – Precipitation at the "Vernon Auto" site has been significantly below normal since October last year, with only March showing above average levels. April and May both returned to below-average conditions (Figure 4).
3. Forecast Weather Conditions – Seasonal forecasts for May–June–July 2026 (issued May 1, 2026) for Kelowna indicate a strong likelihood of above-normal temperatures, with a forecast skill of 54% and a 90–100% probability of above-average conditions. Precipitation forecasts indicate near-normal conditions; however, forecast skill is low, with a higher probability (40–49%) of below-normal precipitation compared to above or normal ranges. Overall, these projections suggest continued warm conditions with an elevated risk of drier-than-normal weather, contributing to ongoing water supply concerns.
4. Customer Demand Forecast – Customer demand for the last week of April and first week of May saw unseasonally high temperatures resulting in higher customer demand (Figure 5). With the increase in spring temperatures customer demand is predicted to be above average resulting in a less favorable demand forecast.

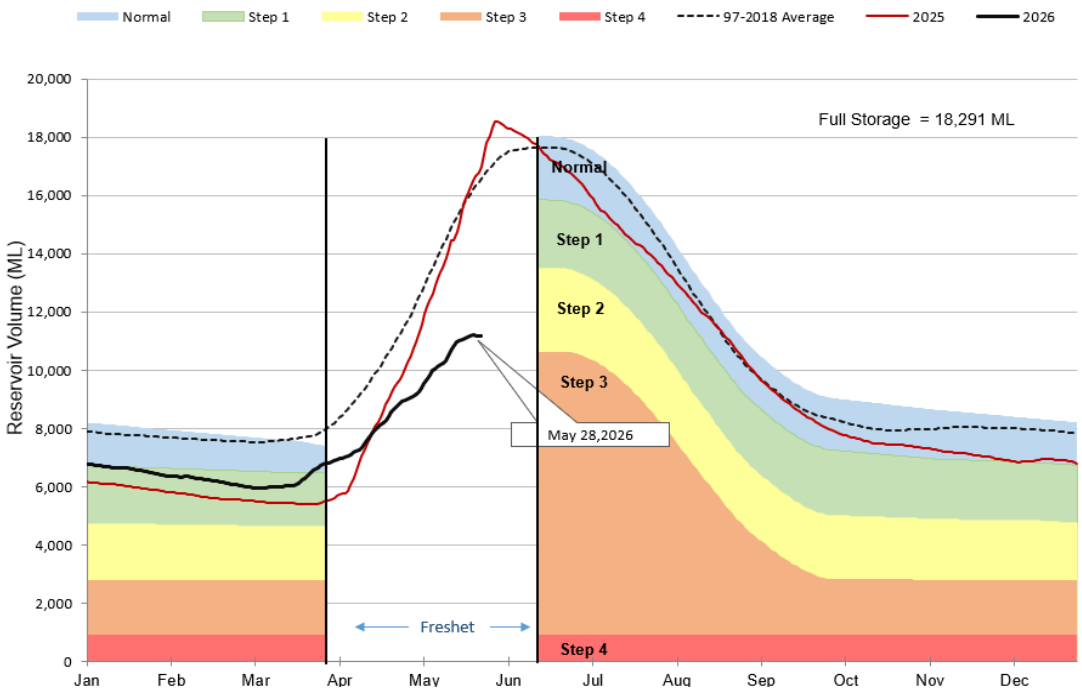


Figure 2: The Duteau reservoir levels in Megaliters (ML)

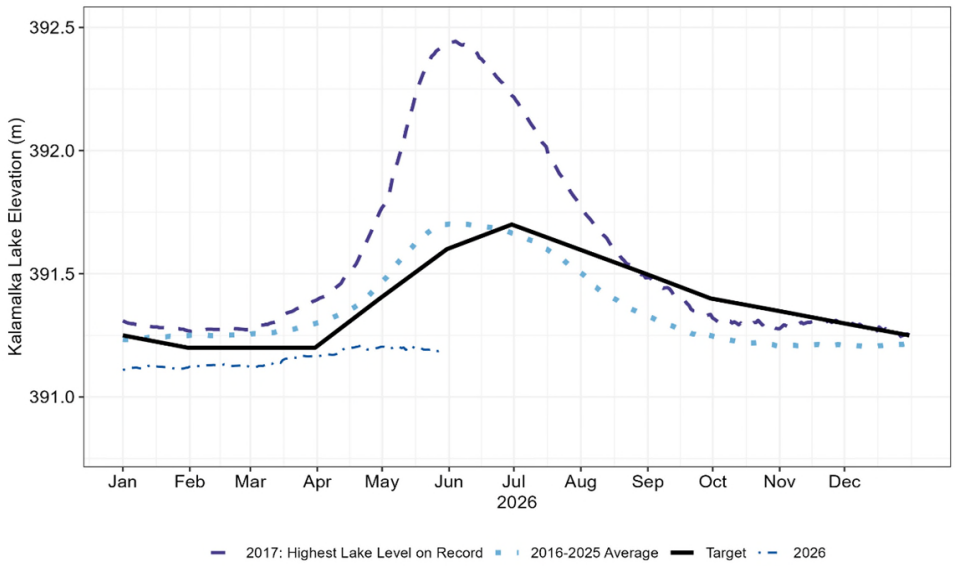


Figure 3: Kalamalka Lake elevation for 2026 compared to the 2018-2025 average and provincial targets

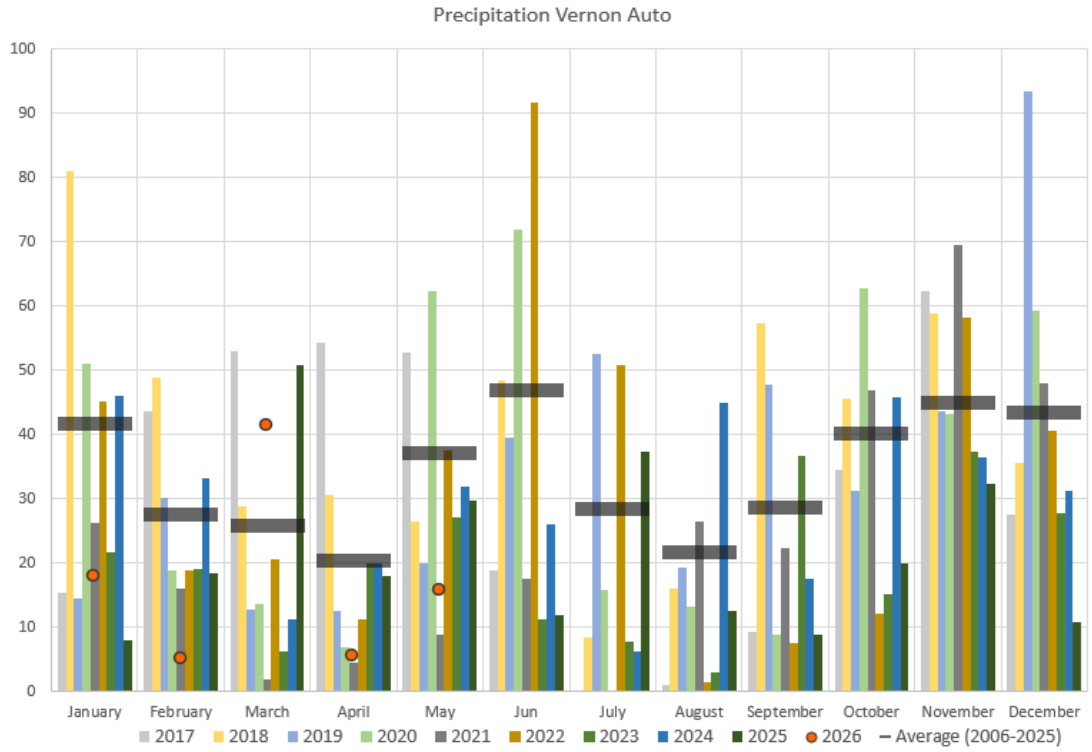


Figure 4: 2017 – 2026 Comparison of monthly precipitation at Vernon Auto

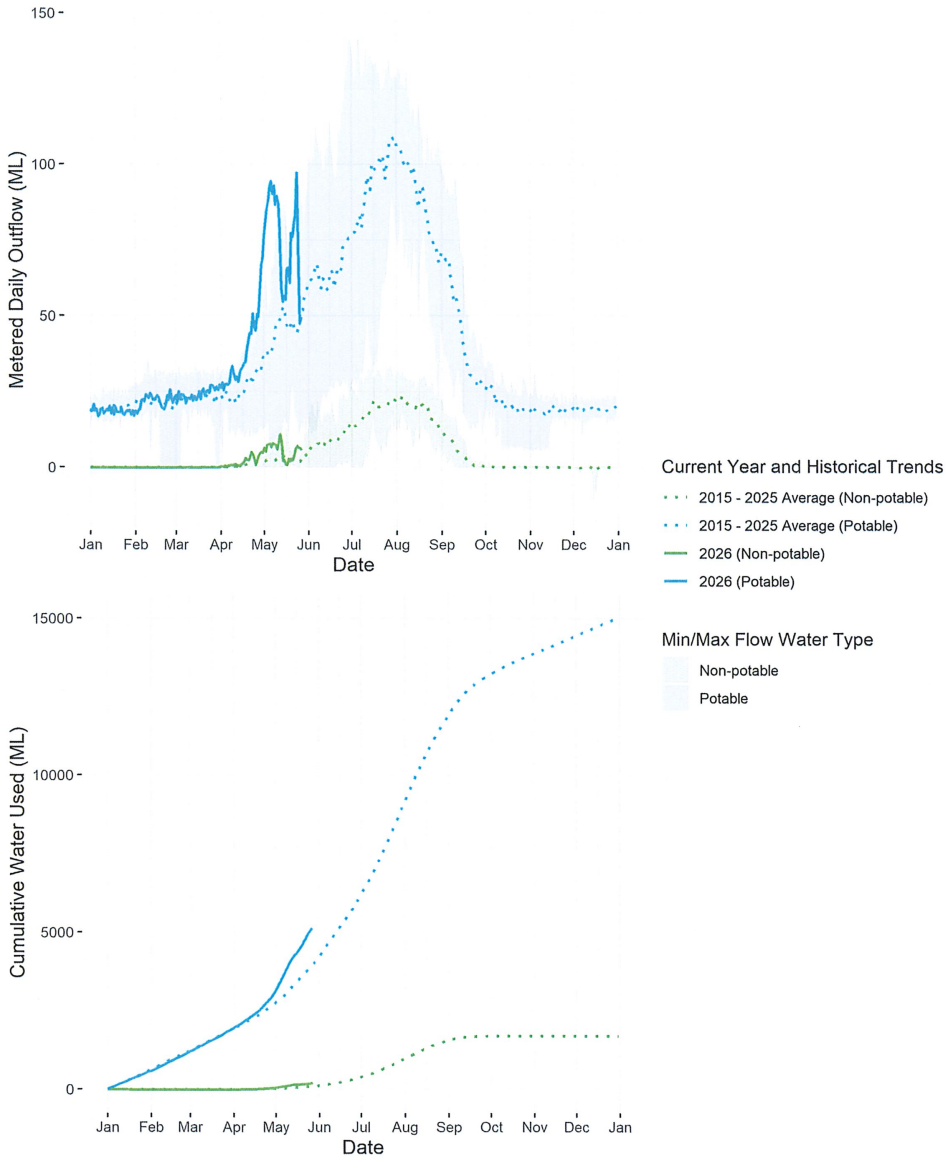


Figure 5: Potable and Non-Potable customer demand trends.

The GVW Water Shortage Management Plan and further information on the triggers and the water system can be found at www.rdno.ca/restrictions.

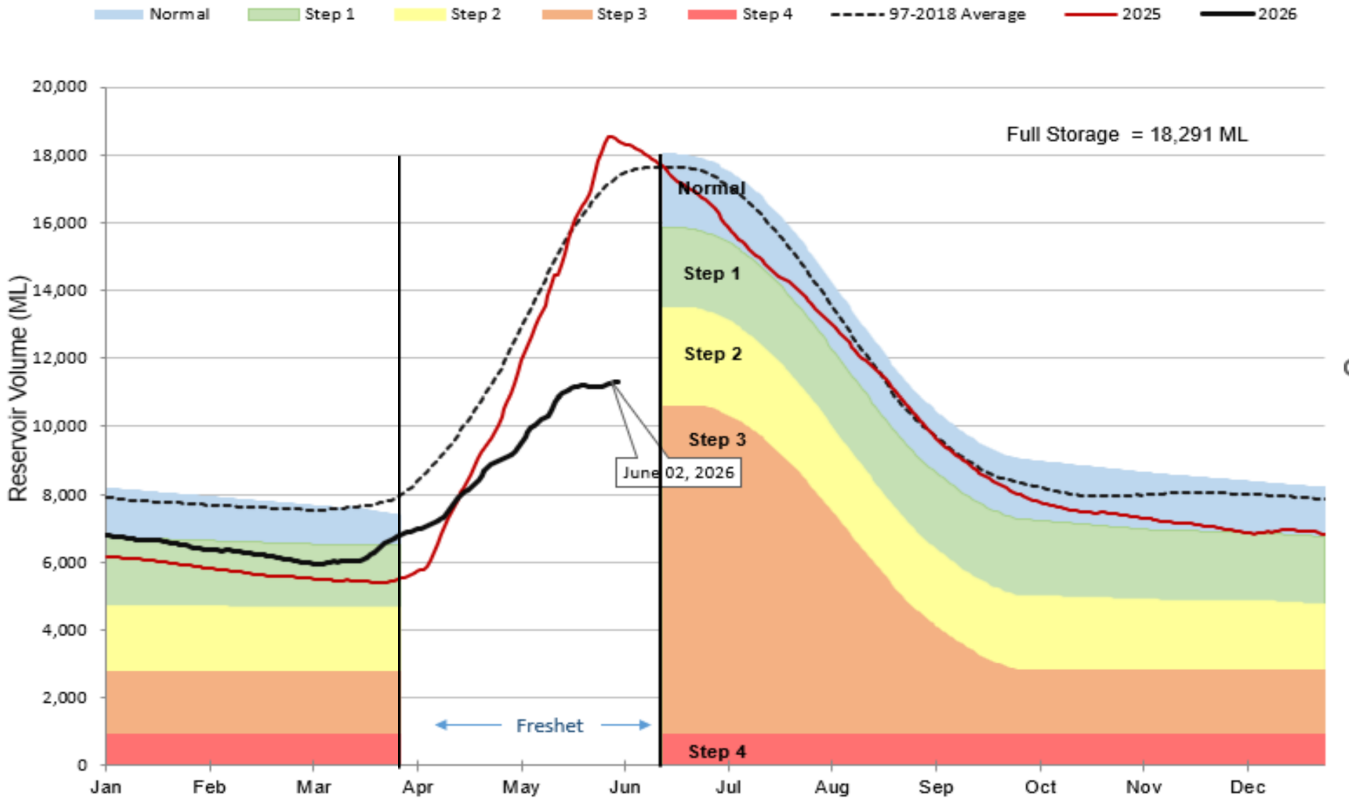
Submitted by:

ACTING

Zee Marcolin, P.Eng.
General Manager, Utilities

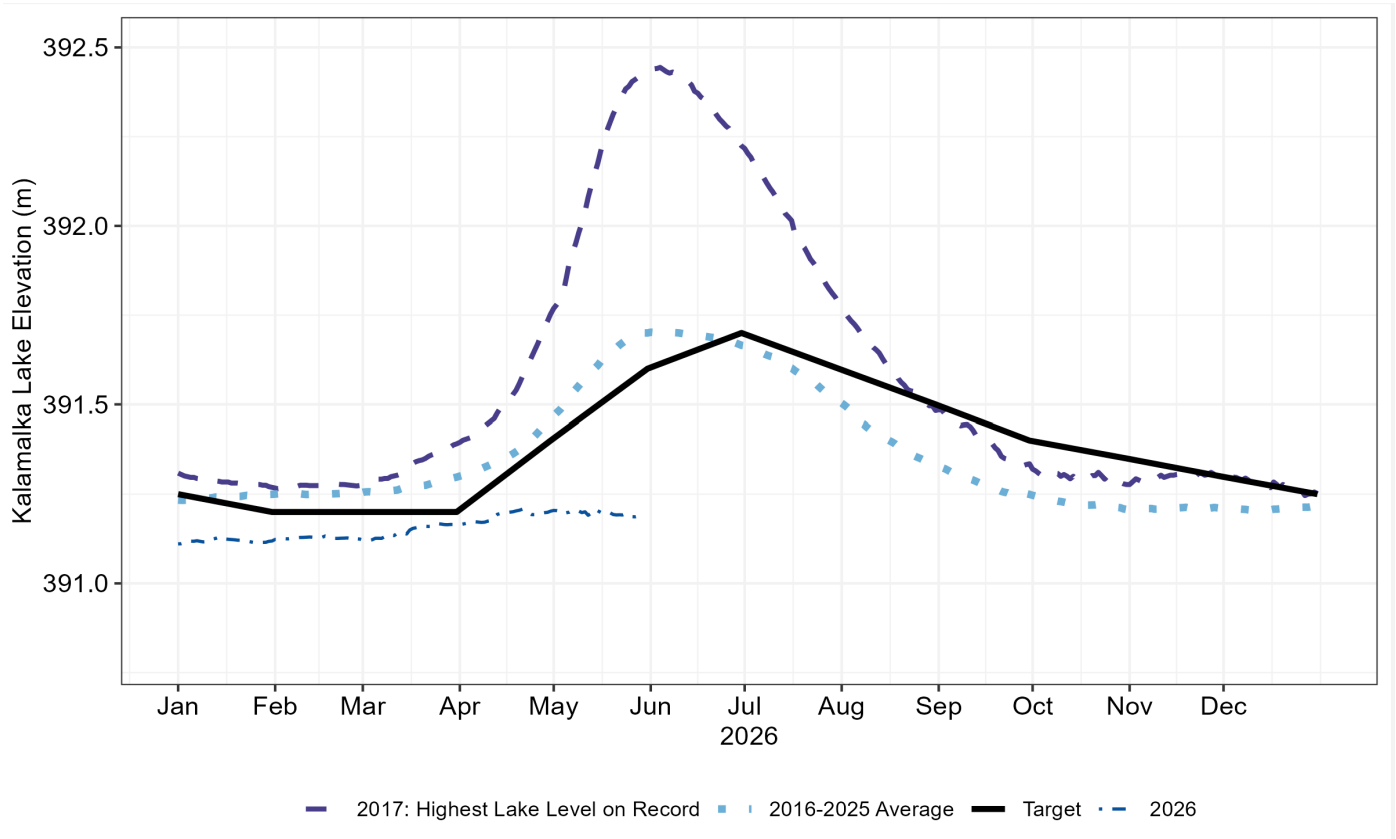
G2: June 2, 2026 GVW Supply Update

- Duteau Creek Water Storage



G2: June 2, 2026 GVW Supply Update

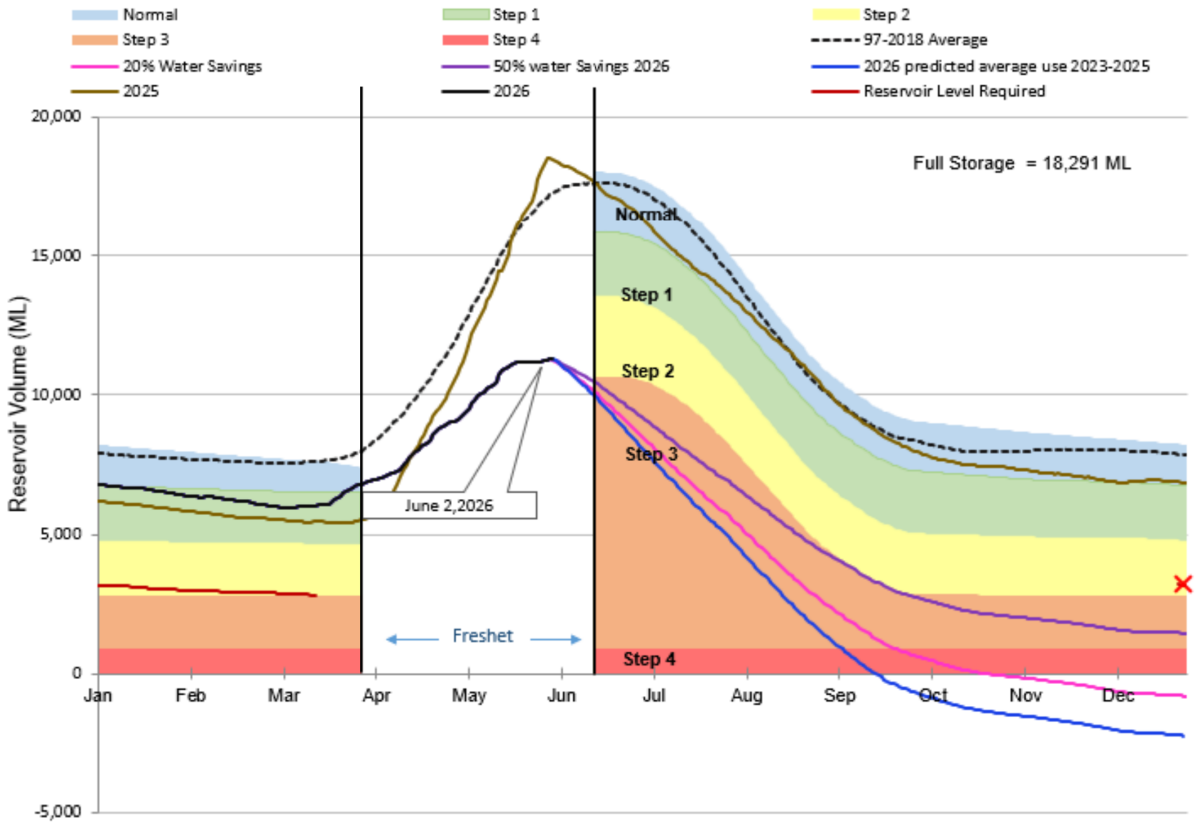
- Kalamalka



REGIONAL DISTRICT NORTH OKANAGAN

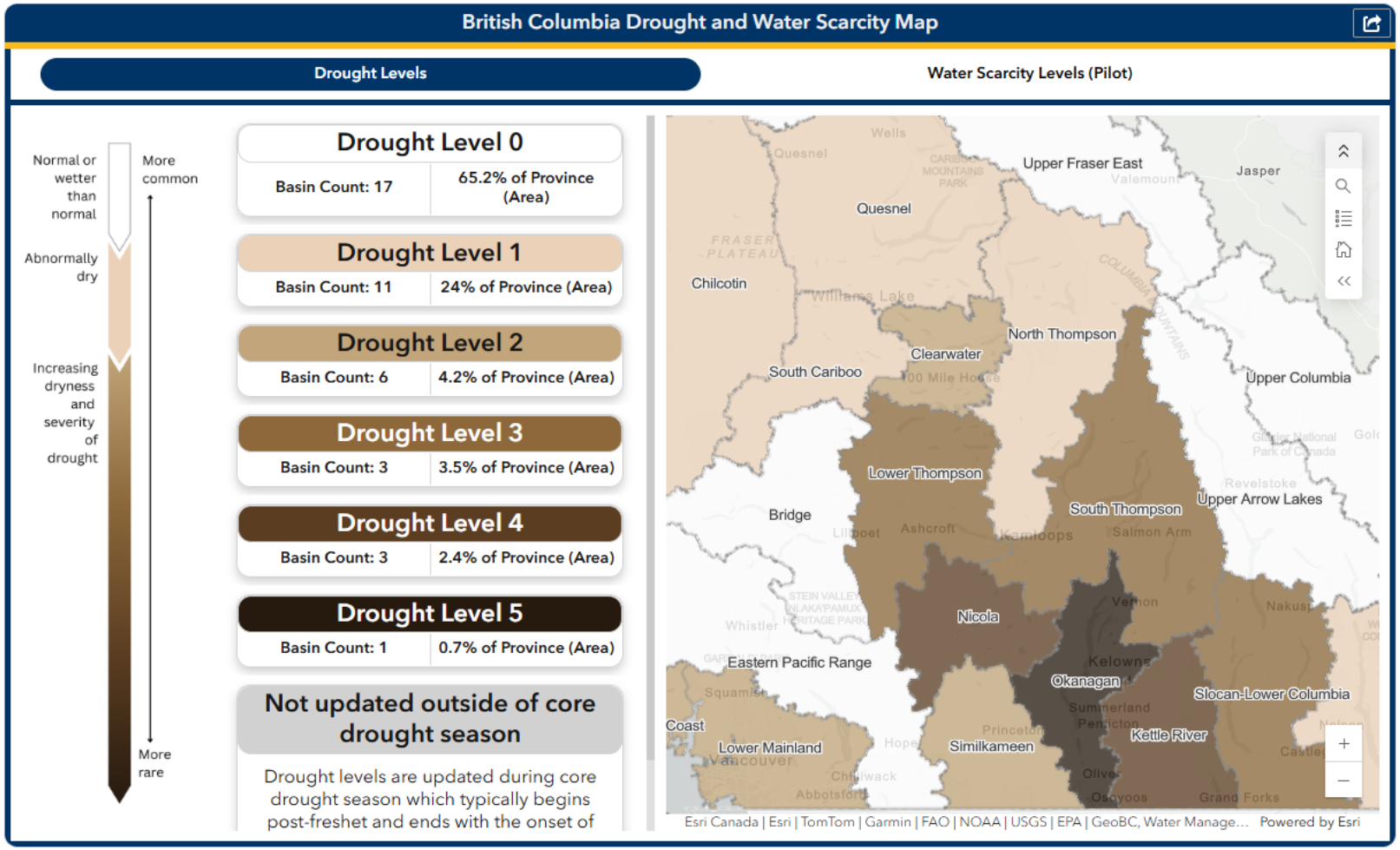
Duteau – need to reduce use by 50%

- Predictions graph
- Means – 30% Allocation for agriculture



REGIONAL DISTRICT NORTH OKANAGAN

Drought in the Region

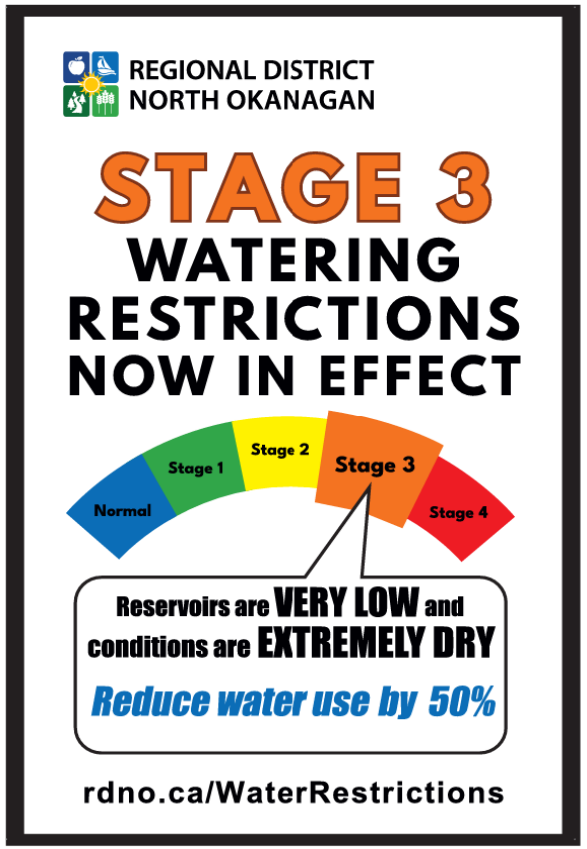


REGIONAL DISTRICT NORTH OKANAGAN

Stage 3 – Action Plan

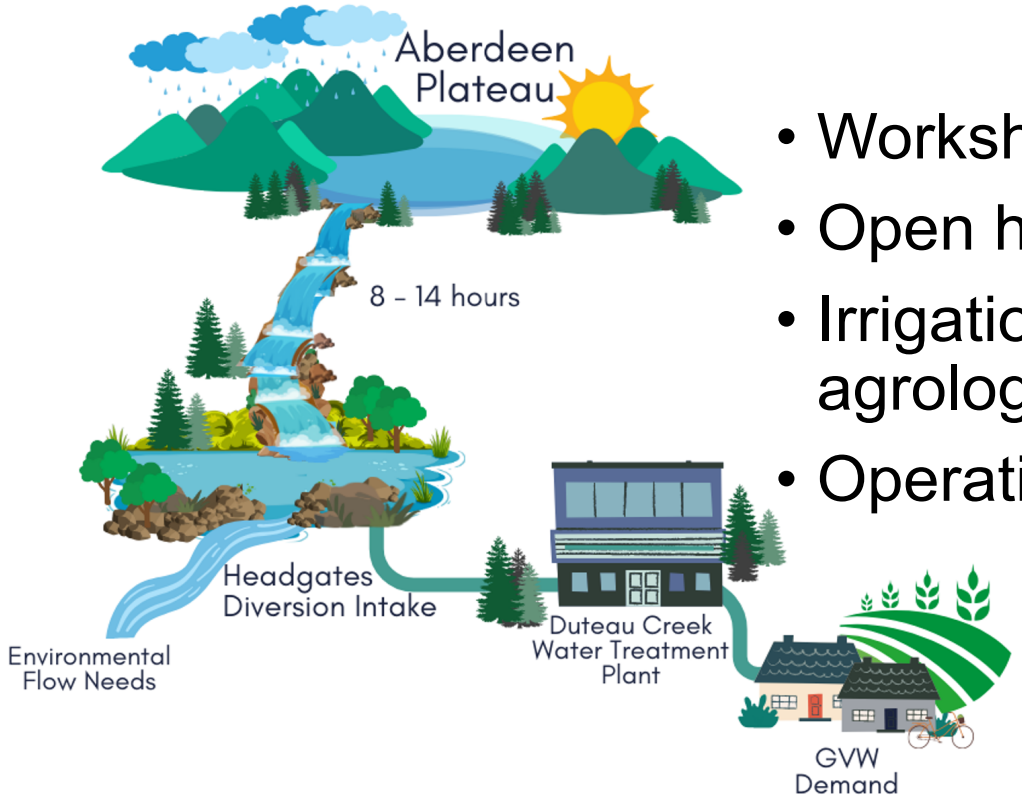
- Messaging – road signs, media, radio, website, door hangers
- Parks & schools – water use plan
- Drought Committee
- High water users – talking to directly
- Planning all other issues
- Operations – bring wells online

- Education for compliance is priority but preparing for enforcement



REGIONAL DISTRICT NORTH OKANAGAN

Stage 3 - Agriculture



- Workshop with top 20,
- Open house,
- Irrigation scheduling, specialist + regional agrologist
- Operations – find tuning Duteau releases

REGIONAL DISTRICT NORTH OKANAGAN

Stage 3 Restrictions Review

- From 2010 – 16 years old based on smaller population, different water use patterns, different crop types

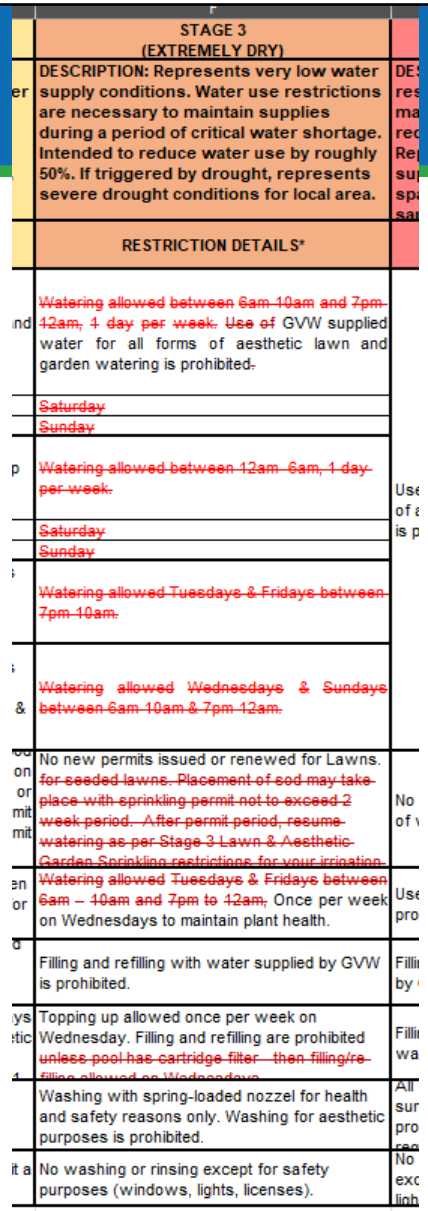
	Residential Water Use Restrictions	NORMAL	STAGE 1	STAGE 2	STAGE 3	STAGE 4
		DESCRIPTION: Represents normal (i.e. average) conditions for local area. Water use restrictions focus on water use efficiencies and drought awareness.	DESCRIPTION: Represents below normal conditions for local area. Water use restrictions focus on water use efficiencies intended to reduce water use by roughly 10%. If triggered by drought, represents early drought (drier than average) conditions for local area.	DESCRIPTION: Represents low water supply conditions for local area. Water use restrictions are necessary to sufficiently reduce water demand. Intended to reduce water use by roughly 20%. If triggered by drought, represents moderate drought conditions.	DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.	DESCRIPTION:Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.
	ACTIVITY	RESTRICTION DETAILS*	RESTRICTION DETAILS*	RESTRICTION DETAILS*	RESTRICTION DETAILS*	RESTRICTION DETAILS*
A	**Lawn and Aesthetic Garden Watering - Manual Sprinklers**	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am, up to 2 days per week.	Watering allowed between 6am-10am and 7pm-12am, 1 day per week.	
	Odd Address Schedule	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday	Saturday	
	Even Address Schedule	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday	Sunday	
B	**Lawn and Aesthetic Garden Watering - Automatic Timer Sprinkler Systems**	Watering allowed between 12am-6am up to 3 days per week.	Watering allowed between 12am -6am up to 3 days per week.	Watering allowed between 12am -6am, up to 2 days per week.	Watering allowed between 12am -6am, 1 day per week.	
	Odd Address Schedule	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday	Saturday	Use of GVW supplied water for all forms of aesthetic lawn and garden watering is prohibited.
	Even Address Schedule	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday	Sunday	
C	**Lawn and Aesthetic Garden Watering - Micro Jet or Drip Irrigation**	Anytime	Watering allowed any day between 7pm-10am .	Watering allowed up to 3 days a week as per Stage 1 odd/even Lawn Sprinkling restriction days (Line A) between 7pm-10am.	Watering allowed Tuesdays & Fridays between 7pm-10am.	
D	**Lawn and Aesthetic Garden Watering - Handheld Sprinkling (spring-loaded nozzle on hose or watering can)**	Anytime	Anytime	Watering allowed up to 3 days a week as per Stage 1 odd/even Manual Sprinkler restrictions (Line A) between 6am-10am & 5pm-12am.	Watering allowed Wednesdays & Sundays between 6am-10am & 7pm-12am.	
E	**New (non-established) Lawns and Landscaping Sprinkling**	Follow supplier recommended watering schedule. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	Follow supplier recommended watering schedule. Recommended that seeding start no later than May 31 or after Sept. 1. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Stage 1 Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	RDNO sprinkling permit required. Sod requires 2 week permit to be displayed on lawn. Seeding must start before April 30 or after Sept. 1 and requires a 6 week permit to be displayed on lawn. After permit period, resume watering as per Stage 2 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued for seeded lawns. Placement of sod may take place with sprinkling permit not to exceed 2 week period. After permit period, resume watering as per Stage 3 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued or renewed. Use of water supplied by GVW prohibited.
F	**Food Gardens and Fruit Trees/Shrubs**	Follow Lawn and Aesthetic Garden Watering restrictions, as noted above (Lines A-D), for the irrigation system in use.	Follow Stage 1Lawn and Aesthetic Garden Watering restrictions (Lines A-D above) for the irrigation system in use.	Follow Stage 1Lawn and Aesthetic Garden Watering restrictions (Lines A-D above) for the irrigation system in use.	Watering allowed Tuesdays & Fridays between 6am – 10am and 7pm to 12am, as required to maintain plant health.	Use of water supplied by GVW prohibited.
G	**Garden Ponds, Aesthetic Fountains, and Water Features**	Filling and refilling is permitted on days and times specified for Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 1 Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 2 Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling with water supplied by GVW is prohibited.	Filling and refilling with water supplied by GVW is prohibited.
		Filling and refilling is permitted on days and times	Filling and refilling is permitted on days and times	Filling and refilling is permitted on days specified for Stage 2 Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line	Topping up allowed once per week on Wednesday. Filling and refilling are prohibited unless pool has	Filling, topping up, and refilling with water supplied by

Schedule "A" - Greater Vernon Water - Water Use Restriction Stages

Schedule "A" attached to

REGIONAL DISTRICT NORTH OKANAGAN

Stage 3 Restrictions Review



STAGE 3 (EXTREMELY DRY)
DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.
RESTRICTION DETAILS*
~~Watering allowed between 6am-10am and 7pm-12am, 1 day per week. Use of~~ GVW supplied water for all forms of aesthetic lawn and garden watering is prohibited.
~~Saturday~~
~~Sunday~~
~~Watering allowed between 12am-6am, 1 day per week.~~
~~Saturday~~
~~Sunday~~
~~Watering allowed Tuesdays & Fridays between 7pm-10am.~~
~~Watering allowed Wednesdays & Sundays between 6am-10am & 7pm-12am.~~
No new permits issued or renewed for Lawns. ~~for seeded lawns. Placement of sod may take place with sprinkling permit not to exceed 2 week period. After permit period, resume watering as per Stage 3 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation.~~
~~Watering allowed Tuesdays & Fridays between 6am – 10am and 7pm to 12am,~~ Once per week on Wednesdays to maintain plant health.
Filling and refilling with water supplied by GVW is prohibited.
Topping up allowed once per week on Wednesday. Filling and refilling are prohibited ~~unless pool has cartridge filter - then filling/re-filling allowed on Wednesdays~~
Washing with spring-loaded nozzel for health and safety reasons only. Washing for aesthetic purposes is prohibited.
No washing or rinsing except for safety purposes (windows, lights, licenses).

Three Items – High Priority to Change

- Lawn Watering
- Pool Filling
- Agricultural Allocation Reduction

Comprehensive Review before the Board

Maybe a few more little tweaks

REGIONAL DISTRICT NORTH OKANAGAN

Staff Recommendation

That it be recommended to the Board that to amend bylaw to replace the schedule A of Bylaw be amended to Strengthen restrictions within Stage 3 that will include:

- Eliminating aesthetic lawn and garden watering for all domestic
- Eliminating pool filling unless permitted in writing by GM
- Topping up pools – will quantify how much is acceptable
- Review restrictions with parks and schools - developing water use plan
- Agriculture – reduction of allocation will be calculated based on storage levels

REGIONAL DISTRICT NORTH OKANAGAN

Current Restrictions through the Region

Location	Current watering restrictions
Greater Vernon Area	Stage 2— Up to two days a week as per your address, automated sprinklers only between midnight and 6 a.m.on permitted days.
Kelowna	Stage 1 — Up to three days a week as per your address, no watering on Mon-days, automated sprinklers only between midnight and 6 a.m. on permitted days.
Lake Country	Modified Stage 2 — Automated and manual irrigation permitted twice per week based on address, automated sprinklers only between midnight and 6 a.m. on permitted days.
West Kelowna	Stage 2 — Up to two days a week as per your address, automated sprinklers only between midnight and 6 a.m. on permitted days.

Location	Current watering restrictions
Peachland	Stage 3 — Even numbered addresses water Saturday, odd numbered addresses water Sunday, no watering between 10 a.m. and 7 p.m.
Summerland	Stage 1 — Up to three days a week as per your address.
Penticton	Stage 2 — Up to two days a week as per your address, automated sprinklers only between midnight and 6 a.m. on permitted days.
Osoyoos	Stage 2 — Up to two days a week as per your address, automated sprinklers only between midnight and 4 a.m. on permitted days.

REGIONAL DISTRICT NORTH OKANAGAN

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**5720.04.05.03**
FROM:	**Utilities Department**	**Date:**	**June 17, 2026**
SUBJECT:	**Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026**		

RECOMMENDATION 1:

That Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026 be given First, Second and Third Readings.

RECOMMENDATION 2:

That Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026 be Adopted.

SUMMARY:

Staff recommend that *Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014* be amended to align with current water conservation goals and operational needs under Stage 3 restrictions. The proposed amendments are intended to support water demand reduction and help maintain sustainable reservoir levels during the predicted prolonged drought conditions.

DISCUSSION:

The Duteau Creek reservoirs (Aberdeen, Grizzly and Haddo) and Kalamalka Lake, the primary water sources for Greater Vernon Water (GVW) are at historical lows due to the low amounts of precipitation over the winter and spring. Stage 2 water restrictions were implemented on May 6 as a precaution with Stage 3 restrictions issued on June 3 once trending showed that inflow into the reservoirs was not meeting outflow. As the community has not previously operated under Stage 3 conditions, it is necessary to adjust the bylaw to better align with current system and storage realities and clearly communicate expectations for water use reductions.

Stage 3 restrictions are triggered based on overall system demand and reservoir storage levels for each source. The management strategies for the Duteau Creek and Kalamalka Lake sources are closely linked, as the distribution system is interconnected. Reservoir levels directly reflect total community water consumption, meaningful reductions in use are required to maintain adequate storage and system stability.

In order to sustain Stage 3 conditions throughout the season and avoid a progression to Stage 4, where emergency measures would be required, further reductions in water use are necessary. Stage 3 is not implemented lightly, and the economic and social impacts to the community are recognized. Staff, in

consultation with various stakeholders, have reviewed the Stage 3 restrictions with the following priority list in mind:

1. Health and safety, maintaining supply for fire protection, protecting infrastructure and maintaining legal obligations to fisheries flows
2. Important community amenities (linked to mental health and health and safety) and supporting agriculture
3. Providing necessary working water, water for food gardens (linked to local food security) and maintaining the health of perennial plants.

Analysis of current consumption patterns and forecast modelling for Greater Vernon Water indicates that both compliance and improved efficiency in water use are essential to achieving the targeted demand reductions. Without these measures, the risk of entering Stage 4 restrictions increases significantly.

Additionally, the community is now entering a third consecutive year of drought conditions. Long-term water supply resilience must be considered. Continued high consumption during Stage 3 will increase the likelihood of facing more severe restrictions or supply challenges in future seasons. For these reasons, amendments to the Stage 3 outdoor water restrictions are recommended to strengthen clarity, improve compliance, and promote the most efficient use of available water resources.

Proposed Amendments

The proposed amendments to *Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014* are outlined in Attachment "A" with the amendments incorporated into the proposed *Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026* (Attachment "B"). The following is a summary of the changes:

1. Residential Restrictions – Amend items A–F and H to further reduce outdoor water use under Stage 3 conditions. These changes focus on limiting lawn irrigation, reducing residential pool filling, and prohibiting the planting of new grass to support overall demand reduction. Maintaining watering for the long-term protection of plant health and the growing of personal food gardens for local food security are maintained with limits to ensure water conservation measures are employed.
2. Commercial Restrictions – Amend sections A–E and G to align with Stage 3 water conservation requirements. These revisions are intended to reduce non-essential water use while allowing for continued business operations where feasible.
3. Public / Institutional Restrictions – Amend sections A–E to reflect the requirements of Stage 3 restrictions, with an emphasis on minimizing non-essential water use while maintaining critical public services and operations. Vernon, Coldstream, and RDNO parks have all developed a Stage 3 water use and reduction plan that are provided in Attachment "C". Although the School District has not submitted their formal plan as of yet, they have shut off irrigation in their school yards and is working with the City of Vernon to develop their playing field plan.
4. Agricultural Water Use – The specificity of the allocation amount of 2,750 m^3/ha in the Stage 3 restrictions table cannot be sustained based on current storage levels and water use patterns in agriculture. Allowing this allocation amount within the Duteau system will result in draining the reservoirs at a pace that Stage 4 restrictions will be required mid-season, resulting in the need to shut off agriculture. The amendment to the bylaw has been changed to "Mandatory reduction

as determined by reservoir storage levels and declared by the General Manager." This amount can then be used to determine property allocation based on storage availability and allows for flexibility. It should be noted that similar changes were made to the Stage 4 restrictions for agriculture.

Staff have met with multiple agricultural groups and individual growers and have more meetings scheduled to support our agricultural community. Staff are gathering information to identify opportunities to reduce water use to sustainable levels and support overall system stability. One message heard by the community was the bylaw impeded flexibility and hence, an additional amendment was added "The General Manager may implement administrative adjustments to mitigate impacts such as Allocation swapping if appropriate". This has allowed for temporary allocation movement to assist the agricultural community to work together and prioritize water and crops as necessary.

However, the water management principle is that the reduction of agricultural allocation is implemented evenly across properties and maintained as per the stakeholder advisory committee input. In the case of the Duteau Creek supply, the reduction is to 30% of their total allocation prorated to the Stage 3 declaration issued on June 3 (implementation date is June 4 as per the media releases).

Another change implemented in the Stage 3 restrictions is that many of the specific days have been removed for a few reasons:

- GVW now has radio reading technology for reading meters and up-to-date aerial photography, allowing for property water use assessments through the meter.
- In Stage 3, sprinkling is not allowed at all for aesthetic purposes as it is inefficient. Any private sprinkling that is reported will be reviewed and provided with a warning if necessary.
- In Stage 3, use of drip irrigation and microjets are allowed with limitations which generally cannot be seen, hence visual monitoring is ineffective.

The specific watering days were implemented prior to the radio reads primarily for stage restriction visual monitoring purposes. For instance, staff would drive around on a Monday and if anyone was sprinkling, they would receive a warning as no one was allowed to sprinkle on Mondays. This type of onerous monitoring is no longer required and with radio read technology, staff can focus efforts on large users with community support in reporting non-compliance for staff follow-up. Also, by spreading out the limited watering allowed, alleviation of peak demand should be achieved more effectively. This change will be monitored and updated in the future if required.

Compliance and Enforcement

Staff were directed by the Greater Vernon Advisory Committee at the June 3, 2026 meeting to review GVW bylaws to ensure the appropriate enforcement tools are available and to bring forward updates to the bylaw if required. At this time, staff are confident that the appropriate tools are available through the following bylaws:

- *Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014* – allows issuing of an order, issuing of a fine and/or shutting off any water service, including domestic, if water restrictions are not followed
- *Greater Vernon Water Metering Bylaw No. 2731, 2019* – requires the water meter to be installed in a pit at the property line upon discovery of a bypass

- *Greater Vernon Water Rates Bylaw No. 3015, 2024* – allows implementing fees for hydrant, water meter, or water system tampering, obstructing a water meter or cross connection control device or unauthorized turn on / off of a GVW valve.

RDNO Ticket Information Authorization Bylaw No. 2908, 2021 provides the authority and system to enforce the bylaws above, which includes writing tickets and charging fines for bylaw offences.

Based on the many conversations staff have had these past few weeks, staff are grateful to the community for their collective efforts in responding to the restrictions in these extraordinary times. For the most part, community members have been extremely graceful in acknowledging and understanding the seriousness of this water shortage and are working collectively to reduce water use. On this basis, staff are striving for compliance through education, but as there are those who will not comply, GVW will enforce when necessary.

Domestic watering restrictions will generally be enforced by:

- first offence – providing a warning either via a door hanger outlining restrictions, a documented verbal discussion or letter,
- second offence – a fine of $100
- third offence – issuing a fine of $400
- fourth and following offences – water shut off where they must apply to be turned back on and pay any issued fines and applicable fees to be turned on.

Bypasses pose a serious threat to water security at this time and diminishes the efforts of all community members in conserving water. As such, GVW will be moving to increased surveillance and increased consequences of any property where a bypass has been identified during the Stage 3 water restrictions as follows:

- In the domestic sector, property owners found with a bypass will be charged the unmetered fee per unit immediately upon discovery of a bypass until they install a meter at property line or at a location approved by GVW. Typically, GVW allows the customer a one-month reprieve from unmetered fees being implemented.
- In the Agricultural sector, GVW will shut off a water service immediately upon discovery of a bypass and not turn on the service until a meter at property line has been installed. Meters at property line are very difficult to install bypasses and are much easier to monitor. This direction for enforcement for bypasses has been in effect since 2017; however, GVW typically does not turn water off and allows a short timeframe to install. GVW has been hearing “rumours” of agriculturalists preparing to install bypasses, which is extremely concerning. Due to the large quantities of water that can be diverted from the water system in combination with the dire situation for all agriculturalists, there will be zero tolerance for these situations. Typically, GVW would allow a customer a one-month reprieve to install a water meter before further action was implemented.

Enclosures:

- Attachment “A”: Schedule A – Greater Vernon Water – Water Use Restriction Stage 3 from *Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014*, with proposed changes

- Attachment "B": *Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026*
- Attachment "C": City of Vernon, District of Coldstream and RDNO Parks Stage 3 Water Use and Reduction Plans

Submitted by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Reviewed and endorsed by:

Ashley Bevan
Corporate Officer

Approved for Inclusion:

David Sewell
Chief Administrative Officer

Attachment "A"

		Current Bylaw	Proposed Changes
	Residential Water Use Restrictions	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**Lawn and Aesthetic Garden Watering - Manual Sprinklers**	Watering allowed between 6am-10am and 7pm-12am, 1 day per week.	No lawn watering by any method. No aesthetic garden watering by sprinklers or soaker hoses. Watering of established aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 1 day per week in mornings before 7am and in evenings after 5pm. Watering of newly planted (up to 2 years) aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 2 days per week in mornings before 7am and in evenings after 5pm. No new aesthetic garden plants to be planted that require more watering than 2 days per week during the Stage 3. Watering of potted plants by micro jet, drip irrigation or hand watering is allowed in mornings before 7am and in evenings after 5pm.
	Odd Address Schedule	Saturday	
	Even Address Schedule	Sunday	
B	**Lawn and Aesthetic Garden Watering - Automatic Timer Sprinkler Systems**	Watering allowed between 12am-6am, 1 day per week.	
	Odd Address Schedule	Saturday	
	Even Address Schedule	Sunday	
C	**Lawn and Aesthetic Garden Watering - Micro Jet or Drip Irrigation**	Watering allowed Tuesdays & Fridays between 7pm-10am.	
D	**Lawn and Aesthetic Garden Watering - Handheld Sprinkling (spring-loaded nozzle on hose or watering can)**	Watering allowed Wednesdays & Sundays between 6am-10am & 7pm-12am.	
E	**New (non-established) Lawns and Landscaping Sprinkling**	No new permits issued for seeded lawns. Placement of sod may take place with sprinkling permit not to exceed 2 week period. After permit period, resume watering as per Stage 3 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued or renewed for lawns.
F	**Food Gardens and Fruit Trees/Shrubs**	Watering allowed Tuesdays & Fridays between 6am-10am and 7pm-12am, as required to maintain plant health.	Micro jet, drippers or hand watering allowed to maintain plant health for food security in mornings before 7am and in evenings after 5pm. Fruit trees / shrubs maximum every 2 days on micro jet or drippers or hand watering. No sprinklers or soaker hoses allowed.
G	**Garden Ponds, Aesthetic Fountains, and Water Features**	Filling and refilling with water supplied by GVW is prohibited.	Filling and refilling with water supplied by GVW is prohibited.
H	**Pools**	Topping up allowed once per week on Wednesday. Filling and refilling are prohibited unless pool has cartridge filter - then filling / re-filling allowed on Wednesdays.	No private pool filling or refilling by GVW supplied water.
I	**Cleaning Outdoor Surfaces (driveways, sidewalks, decks, artificial turf, patios)**	Washing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.	Washing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.
J	**Vehicle (boat/ automobile/ATV/ etc.) Washing**	No washing or rinsing except for safety purposes (windows, lights, licences).	No washing or rinsing except for safety purposes (windows, lights, licences).

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate uses such as garden irrigation.**

Attachment "A"

		Current Bylaw	Proposed Changes
	Commercial Water Use Restrictions **	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**Lawn, Aesthetic Garden, and Plants for Sale - Manual Sprinkling**	Watering allowed between 6am-10am and 7pm-12am, 1 day per week.	No lawn watering by any method. No aesthetic garden watering by sprinklers or soaker hoses. Watering of <u>established</u> aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 1 day per week in mornings before 7am and in evenings after 5pm. Watering of <u>newly planted</u> (up to 2 years) aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 2 days per week in mornings before 7am and in evenings after 5pm. No new aesthetic garden plants to be planted that require more watering than 2 days per week during the Stage 3. Watering of potted plants by micro jet, drip irrigation or hand watering is allowed in mornings before 7am and in evenings after 5pm.
	Odd Address Schedule	Saturday	
	Even Address Schedule	Sunday	
B	**Lawn, Aesthetic Garden, and Plants for Sale - Automatic Timer Sprinkler Systems**	Watering allowed between 12am-6am, 1 day per week.	
	Odd Address Schedule	Saturday	
	Even Address Schedule	Sunday	
C	**Lawn, Aesthetic Garden, and Plants for Sale - Micro Jet or Drip Irrigation**	Watering allowed Wednesday & Friday between 7pm-10am.	
D	**Lawn, Aesthetic Garden, and Plants for Sale - Handheld Sprinkling (spring-loaded nozzle on hose or watering can)**	Hand watering of potted plants is allowed on Tuesday, Thursday, & Sunday between 6am-10am & 7pm-12am. In-ground plant watering is allowed up to 2 days per week as per Stage 2 Manual Sprinkling restrictions (Line A).	
E	**New (non-established) Lawns and Landscaping Sprinkling**	No new permits issued for seeded lawns. Placement of sod may take place with sprinkling permit not to exceed 2 week period. After permit period, resume watering as per Stage 3 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued or renewed for lawns.
F	**Garden Ponds, Aesthetic Fountains, and Water Features**	Filling and refilling with water supplied by GVW is prohibited.	Filling and refilling with water supplied by GVW is prohibited.
G	**Pools**	Topping up allowed once per week on Wednesday. Filling and refilling are prohibited unless pool has cartridge filter - then filling / re-filling allowed on Wednesdays.	No private pool filling or refilling by GVW supplied water.
H	**Cleaning Outdoor Surfaces (driveways, sidewalks, decks, artificial turf, patios)**	Hosing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.	Hosing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.
I	**Vehicle Washing - including commercial operations, dealerships, fleets**	Spring-loaded nozzle or wand wash permitted for health and safety purposes only. Car washes using recycled water systems may continue to operate if wash times are shortened.	Spring-loaded nozzle or wand wash permitted for health and safety purposes only. Car washes using recycled water systems may continue to operate if wash times are shortened.
J	**Golf courses**	No watering permitted for fairways. Minimal watering only for tees and greens.	Golf courses using GVW supplied water must submit a water use and water reduction plan to be approved by GVW. No watering will be permitted for fairways.
K	**Artificial turf and outdoor tracks (i.e. Bicycle, motorcycle, and running tracks)**	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate uses such as garden irrigation.**

**** These restrictions apply to all businesses supplied by the GVW. Any activity relating to irrigation, including the watering of plants for sale (nursery stock) or cemeteries, is required to adhere to the restrictions as they apply to the type of irrigation used by the business.**

Attachment "A"

		Current Bylaw	Proposed Changes
	Public Institutional Water Use Restrictions	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**STAGE 3 (EXTREMELY DRY)** **DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**School Yards, Sports Fields, and Sand-based Playing Fields**	Irrigate 1 day / week at minimum levels permitted to maintain areas in useable condition.	Each jurisdiction to provide a water reduction plan for approval to RDNO.
B	**Water Spray Parks and Indoor / Outdoor Pools**	No restrictions on spray parks with user-activated switches. Other spray parks must be turned off from 8pm-9am. Filling and refilling is not permitted. Topping is permitted one day per week between 6am-10am & 7pm-12am.	
C	**Aesthetic Fountains and Water Features**	Filling and refilling are prohibited. To avoid health and safety problems drain and use water to irrigate landscaping.	
D	**Municipal Parks and Cemeteries**	Irrigate 1 day / week - minimum levels permitted to maintain areas in useable condition.	
E	**Municipal Ornamental Lawns and Grassed Boulevards**	Irrigate 1 day / week - minimum levels permitted to maintain areas in useable condition.	
F	**Municipal Water Main Flushing and Hydrant Maintenance**	Only for unscheduled safety or public health reasons. No routine flushing.	Only for unscheduled safety or public health reasons. No routine flushing.
G	**Artificial Turf and Outdoor Tracks (i.e. bicycle, motorcycle and running tracks)**	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate uses such as garden irrigation.**

Attachment "A"

	Current Bylaw	Proposed Changes	Current Bylaw	Proposed Changes
	STAGE 3 (EXTREMELY DRY)	**STAGE 3 (EXTREMELY DRY)**	**STAGE 4 (EMERGENCY)**	**STAGE 4 (EMERGENCY)**
Agricultural Water Use Restrictions	**DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%; however, actual reductions required will be based on reservoir storage levels. If triggered by drought, represents severe drought conditions for local area.**	**DESCRIPTION: Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.**	**DESCRIPTION: Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.**
ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
Crop Irrigation**	Mandatory reduction of maximum water use by 50%: 2750 m3/ha for season GVW may decide to implement late turn on or early turn off of agricultural water.	Mandatory reduction as determined by reservoir storage levels. The General Manager may implement administrative adjustments to mitigate serious impacts such as Allocation swapping if appropriate. GVW may decide to implement late turn on or early turn off of agricultural water.	Mandatory water restrictions. Outdoor water use prohibited except water for livestock and minimal maintenance of perennial fruit trees. (80% Reduction allowable water use) GVW may decide to implement late turn on or early turn off of agricultural water.	Mandatory water restrictions. Outdoor water use prohibited except water for livestock and minimal maintenance of perennial fruit trees. (Reduction as determined by reservoir storage levels and available water supply) GVW may decide to implement late turn on or early turn off of agricultural water.

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW.**

**** Typical irrigation season is April 15 - September 15. The GVW reserves the right to change turn on and turn off dates, thereby affecting irrigation season duration, based on current water supply availability and drought forecasts. If the restriction stage is reduced during the growing season, customer allocation would be prorated based on the number of days the higher restriction level was instituted.**

Attachment "B"

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3089

A bylaw to amend "*Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014"*

WHEREAS the Regional District of North Okanagan has adopted *"Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014"* to regulate the use of water in accordance with its 2011 Greater Vernon Water Service Drought Management Plan, as amended from time to time;

AND WHEREAS the Regional Board is desirous to amend *"Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014"*;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS:**

CITATION

1. This Bylaw may be cited as ***"Greater Vernon Water Use and Regulation Amendment Bylaw No. 3089, 2026"***.

AMENDMENTS

Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014 is amended as follows:

2. By deleting Schedule "A" and replacing with Schedule "A" attached to and forming part of this Bylaw.

Read a First, Second and THIRD Time	this	day of	, 2026
ADOPTED	this	day of	, 2026

Chair Shirley Fowler	Corporate Officer Ashley Bevan

Attachment "B"

Schedule "A" attached to and forming part of
Bylaw No. 3089, 2026

	Residential Water Use Restrictions	NORMAL	STAGE 1 (DRY)	STAGE 2 (VERY DRY)	STAGE 3 (EXTREMELY DRY)	STAGE 4 (EMERGENCY)
		DESCRIPTION: Represents normal (i.e. average) conditions for local area. Water use restrictions focus on water use efficiencies and drought awareness.	**DESCRIPTION: Represents below normal conditions for local area. Water use restrictions focus on water use efficiencies intended to reduce water use by roughly 10%. If triggered by drought, represents early drought (drier than average) conditions for local area.**	**DESCRIPTION: Represents low water supply conditions for local area. Water use restrictions are necessary to sufficiently reduce water demand. Intended to reduce water use by roughly 20%. If triggered by drought, represents moderate drought conditions.**	**DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**DESCRIPTION: Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.**
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**Lawn and Aesthetic Garden Watering - Manual Sprinklers**	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am, up to 2 days per week.	No lawn watering by any method. No aesthetic garden watering by sprinklers or soaker hoses. Watering of established aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 1 day per week in mornings before 7am and in evenings after 5pm. Watering of newly planted (up to 2 years) aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 2 days per week in mornings before 7am and in evenings after 5pm. No new aesthetic garden plants to be planted that require more watering than 2 days per week during the Stage 3. Watering of potted plants by micro jet, drip irrigation or hand watering is allowed in mornings before 7am and in evenings after 5pm.	Use of GVW supplied water for all forms of aesthetic lawn and garden watering is prohibited.
	Odd Address Schedule	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday		
	Even Address	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday		
B	**Lawn and Aesthetic Garden Watering - Automatic Timer Sprinkler Systems**	Watering allowed between 12am-6am up to 3 days per week.	Watering allowed between 12am-6am up to 3 days per week.	Watering allowed between 12am-6am, up to 2 days per week.		
	Odd Address	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday		
	Even Address	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday		
C	**Lawn and Aesthetic Garden Watering - Micro Jet or Drip Irrigation**	Anytime	Watering allowed any day between 7pm-10am .	Watering allowed up to 3 days a week as per Stage 1 odd / even Lawn Sprinkling restriction days (Line A) between 7pm-10am.		
D	**Lawn and Aesthetic Garden Watering - Handheld Sprinkling (spring-loaded nozzle on hose or watering can)**	Anytime	Anytime	Watering allowed up to 3 days a week as per Stage 1 odd/even Manual Sprinkler restrictions (Line A) between 6am-10am & 5pm-12am.		
E	**New (non-established) Lawns and Landscaping Sprinkling**	Follow supplier recommended watering schedule. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	Follow supplier recommended watering schedule. Recommended that seeding start no later than May 31 or after Sept. 1. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Stage 1 Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	RDNO sprinkling permit required. Sod requires 2 week permit to be displayed on lawn. Seeding must start before April 30 or after Sept. 1 and requires a 6 week permit to be displayed on lawn. After permit period, resume watering as per Stage 2 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued or renewed for lawns.	No new permits issued or renewed. Use of water supplied by GVW prohibited.
F	**Food Gardens and Fruit Trees / Shrubs**	Follow Lawn and Aesthetic Garden Watering restrictions, as noted above (Lines A-D), for the irrigation system in use.	Follow Stage 1 Lawn and Aesthetic Garden Watering restrictions (Lines A-D above) for the irrigation system in use.	Follow Stage 1 Lawn and Aesthetic Garden Watering restrictions (Lines A-D above) for the irrigation system in use.	Micro jet, drippers or hand watering allowed to maintain plant health for food security in mornings before 7am and in evenings after 5pm. Fruit trees / shrubs maximum every 2 days on micro jet or drippers or hand watering. No sprinklers or soaker hoses allowed.	Use of water supplied by GVW prohibited.
G	**Garden Ponds, Aesthetic Fountains, and Water Features**	Filling and refilling is permitted on days and times specified for Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 1 Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 2 Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling with water supplied by GVW is prohibited.	Filling and refilling with water supplied by GVW is prohibited.
H	**Pools**	Filling and refilling is permitted on days and times specified for Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 1 Lawn & Aesthetic Garden Watering- Manual Sprinkling (Line A).	Filling and refilling is permitted on days specified for Stage 2 Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A). Topping up only from June 15-Aug. 31 unless pool has cartridge filter.	No private pool filling or refilling by GVW supplied water.	Filling, topping up, and refilling with water supplied by GVW is prohibited.
I	**Cleaning Outdoor Surfaces (driveways, sidewalks, decks, artificial turf, patios)**	Use a broom, device or hose with a spring-loaded nozzle, or mop and bucket.	Use a broom, device or hose with a spring-loaded nozzle, or mop and bucket.	Washing with spring-loaded nozzle for health and safety purposes or to prepare a surface for painting or similar 6am-10am & treatment. Washing for aesthetic purposes is prohibited.	Washing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.	All forms of cleaning of outdoor surfaces with GVW water are prohibited unless ordered by a regulatory authority (i.e. WCB, public health inspector, etc.).
J	**Vehicle (boat/ automobile/ATV/ etc.) Washing**	Use a bucket with cloth or sponge, or visit a water wise commercial car wash.	Use a bucket with cloth or sponge, or visit a water wise commercial car wash.	Use a bucket with cloth or sponge, or visit a water wise commercial car wash.	No washing or rinsing except for safety purposes (windows, lights, licences).	No washing or rinsing with GVW water except for safety purposes (windows, lights, licences).

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate uses such as garden irrigation.**

Attachment "B"

Schedule "A" attached to and forming part of
Bylaw No. 3089, 2026

	Commercial Water Use Restrictions **	NORMAL DESCRIPTION: Represents normal (i.e. average) conditions for local area. Water use restrictions focus on water use efficiencies and drought awareness.	STAGE 1 (DRY) DESCRIPTION: Represents below normal conditions for local area. Water use restrictions focus on water use efficiencies intended to reduce water use by roughly 10%. If triggered by drought, represents early drought (drier than average) conditions for local area.	STAGE 2 (VERY DRY) DESCRIPTION: Represents low water use restrictions are necessary to sufficiently reduce water demand. Intended to reduce water use by roughly 20%. If triggered by drought, represents moderate drought conditions.	STAGE 3 (EXTREMELY DRY) DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.	STAGE 4 (EMERGENCY) DESCRIPTION:Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**Lawn, Aesthetic Garden, and Plants for Sale - Manual Sprinkling**	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am up to 3 days per week.	Watering allowed between 6am-10am and 7pm-12am, up to 2 days per week.	No lawn watering by any method. No aesthetic garden watering by sprinklers or soaker hoses. Watering of established aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 1 day per week in mornings before 7am and in evenings after 5pm. Watering of newly planted (up to 2 years) aesthetic garden plants by micro jet, drip irrigation or hand watering for plant health allowed 2 days per week in mornings before 7am and in evenings after 5pm. No new aesthetic garden plants to be planted that require watering during Stage 3. Hand watering of potted plants is allowed in mornings before 7am and in evenings after 5pm.	Use of GVW supplied water for all forms of aesthetic lawn and garden watering is prohibited.
	Even Address Schedule	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday		
	Odd Address Schedule	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday		
B	**Lawn, Aesthetic Garden, and Plants for Sale - Automatic Timer Sprinkler**	Watering allowed between 12am-6am up to 3 days per week.	Watering allowed between 12am-6am up to 3 days per week.	Watering allowed between 12am-6am, up to 2 days per week.		
	Even Address Schedule	Wednesday, Friday, Sunday	Wednesday, Friday, Sunday	Wednesday & Sunday		
	Odd Address Schedule	Tuesday, Thursday, Saturday	Tuesday, Thursday, Saturday	Tuesday & Saturday		
C	**Lawn, Aesthetic Garden, and Plants for Sale - Micro Jet or Drip Irrigation**	Anytime	Watering allowed any day between 7pm-10am .	Watering allowed up to 3 days a week as per Stage 1 odd / even Lawn Sprinkling restriction days between 7pm-10am (Line A).		
D	**Lawn, Aesthetic Garden, and Plants for Sale - Handheld Sprinkling (spring-loaded nozzle on hose or watering can)**	Anytime	Anytime	Hand watering of potted plants can be done any day between 6am-10am & 5pm-12am. In-ground plant watering is allowed up to 3 days per week as per Stage 1 Manual Sprinkling restrictions (Line A).		
E	**New (non-established) Lawns and Landscaping Sprinkling**	Follow supplier recommended watering schedule. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	Follow supplier recommended watering schedule. Recommended that seeding start no later than May 31 or after Sept. 1. After installation (2 weeks for Sod or 6 weeks for Seeded Lawns) resume watering as per Stage 1 Lawn & Aesthetic Garden Watering restrictions for your irrigation system (Lines A-D).	RDNO sprinkling permit required. Sod requires 2 week permit to be displayed on lawn. Seeding must start before April 30 or after Sept. 1 and requires a 6 week permit to be displayed on lawn. After permit period, resume watering as per Stage 2 Lawn & Aesthetic Garden Sprinkling restrictions for your irrigation system (Lines A-D).	No new permits issued for lawns.	No new permits issued or renewed. Use of water supplied by GVW prohibited.
F	**Garden Ponds, Aesthetic Fountains, and Water Features**	Filling and refilling is permitted on days and times specified for Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 1 Lawn & Aesthetic Garden Watering-Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 2 Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A).	Filling and refilling with water supplied by GVW is prohibited.	Filling and refilling with water supplied by GVW is prohibited.
G	**Pools**	Filling and refilling is permitted on days and times specified for Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A).	Filling and refilling is permitted on days and times specified for Stage 1 Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A).	Filling and refilling is permitted on days specified for Stage 2 Lawn & Aesthetic Garden Watering - Manual Sprinkling (Line A). Topping up only from June 15-Aug. 31 unless pool has cartridge filter.	No pool filling or refilling.	Filling, topping up, and refilling with water supplied by GVW is prohibited.
H	**Cleaning Outdoor Surfaces (driveways, sidewalks, decks, artificial turf, patios)**	Use a broom, device or hose with a spring-loaded nozzle, or mop and bucket.	Use a broom, device or hose with a spring-loaded nozzle, or mop and bucket.	Hosing with spring-loaded nozzle for health and safety purposes or to prepare a surface for painting or similar treatment. Washing for aesthetic purposes is prohibited.	Hosing with spring-loaded nozzle for health and safety reasons only. Washing for aesthetic purposes is prohibited.	All forms of hosing of outdoor surfaces with GVW water are prohibited unless ordered by a regulatory authority (i.e. WCB, public health inspector, etc.).
I	**Vehicle Washing - including commercial operations, dealerships, fleets**	Use a commercial car wash or hose equipped with spring-loaded nozzle.	Use a commercial car wash or hose equipped with spring-loaded nozzle. Conveyorized / automatic car wash facilities should strive to be water wise as per industry standards.	Car washes using recycled water systems may continue to operate with no restrictions. Conveyorized / automatic car wash facilities should strive to be water wise as per industry standards - shorten wash times. Wand wash or washing with spring-loaded nozzle is permitted.	Spring-loaded nozzle or wand wash permitted for health and safety purposes only. Car washes using recycled water systems may continue to operate if wash times are shortened.	No washing or rinsing of vehicles and pleasure crafts, except spot cleaning with sponge and bucket for health and safety reasons (windows, lights, licence plates).
J	**Golf courses**	Irrigation should only occur between 7pm-6am.	Reduce watering of fairways to three days per week as per Line B restriction times.	Reduce watering of greens and tees. Fairway watering limited to 2 days per week as per Line B restriction times.	Golf courses using GVW supplied water must submit a water use and water reduction plan to be approved by GVW. No watering will be permitted for fairways.	All forms of watering are prohibited.
K	**Artificial turf and outdoor tracks (i.e. Bicycle, motorcycle, and running tracks)**	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	All forms of cleaning of outdoor surfaces with GVW water are prohibited unless ordered by a regulatory authority (i.e. WCB, public health inspector, etc.).

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate**

**** These restrictions apply to all businesses supplied by the GVW. Any activity relating to irrigation, including the watering of plants for sale (nursery stock) or cemeteries, is required to adhere to the restrictions as they apply to the type of irrigation used by the business.**

Attachment "B"

	Public Institutional Water Use Restrictions	NORMAL	STAGE 1 (DRY)	STAGE 2 (VERY DRY)	STAGE 3 (EXTREMELY DRY)	STAGE 4 (EMERGENCY)
		DESCRIPTION: Represents normal (i.e. average) conditions for local area. Water use restrictions focus on water use efficiencies and drought awareness.	**DESCRIPTION: Represents below normal conditions for local area. Water use restrictions focus on water use efficiencies intended to reduce water use by roughly 10%. If triggered by drought, represents early drought (drier than average) conditions for local area.**	**DESCRIPTION: Represents low water supply conditions for local area. Water use restrictions are necessary to sufficiently reduce water demand. Intended to reduce water use by roughly 20%. If triggered by drought, represents moderate drought conditions.**	**DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%. If triggered by drought, represents severe drought conditions for local area.**	**DESCRIPTION: Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.**
	ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
A	**School Yards, Sports Fields, and Sand-based Playing Fields**	Avoid irrigation between 10am-7pm.	Limit irrigation to 3 times per week (Tuesday, Thursday, Saturday) and avoid irrigation between 10am-7pm.	Limit irrigation to 2 times per week (Tuesday & Saturday) and avoid irrigation between 10am-7pm.	Each jurisdiction to provide a water reduction plan for approval to RDNO.	All forms of irrigation are prohibited.
B	**Water Spray Parks and Indoor / Outdoor Pools**		Recirculating pool water only.	No restrictions on spray parks with user-activated switches. Other spray parks must be turned off from 8pm-9am. Filling, refilling and topping is permitted 2 days per week (Tuesday & Thursday) between 6am-10am & 7pm-12am.		Water parks shut down. Municipal outdoor pools closed.
C	**Aesthetic Fountains and Water Features**	Recirculating water only.	Recirculating water only.	No filling or refilling permitted unless using recycled / reclaimed water or rainwater. To avoid health and safety problems drain and use water to irrigate landscaping.		Filling and refilling are prohibited. To avoid health and safety problems drain and use water to irrigate landscaping.
D	**Municipal Parks and Cemeteries**	Avoid irrigation between 10am-7pm.	Limit irrigation to 3 times per week and avoid irrigation between 10am-7pm.	Irrigation allowed 2 days per week, (Tuesday & Thursday) between 7pm-6am.		All forms of irrigation are prohibited.
E	**Municipal Ornamental Lawns and Grassed Boulevards**	Avoid irrigation between 10am-7pm.	Limit irrigation to 3 times per week (Tuesday, Thursday, Saturday), between 7pm-6am, except where Parks Department is authorized for safety and security reasons.	2 days per week, (Tuesday & Thursday) between 7 pm and 6 am.		All forms of irrigation are prohibited.
F	**Municipal Water Main Flushing and Hydrant Maintenance**	No restrictions.	No restrictions.	Only for unscheduled safety or public health reasons. No routine flushing.	Only for unscheduled safety or public health reasons. No routine flushing.	Only for unscheduled safety or public health reason. No routine flushing.
G	**Artificial Turf and Outdoor Tracks (i.e. bicycle, motorcycle and running tracks)**	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	Cleaning, with a hose or sprinkler, permitted for health and safety only. Use spring-loaded nozzle.	All forms of cleaning of outdoor surfaces with GVW water are prohibited unless ordered by a regulatory authority (i.e. WCB, public health inspector, etc.).

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW. Customers are encouraged to utilize rainwater for appropriate uses such as garden irrigation.**

Attachment "B"

Agricultural Water Use Restrictions	NORMAL	STAGE 1 (DRY)	STAGE 2 (VERY DRY)	STAGE 3 (EXTREMELY DRY)	STAGE 4 (EMERGENCY)
	DESCRIPTION: Represents normal (i.e. average) conditions for local area. Water use restrictions focus on water use efficiencies and drought awareness.	**DESCRIPTION: Represents below normal conditions for local area. Water use restrictions focus on water use efficiencies intended to reduce water use by roughly 10%. If triggered by drought, represents early drought (drier than average) conditions for local area.**	**DESCRIPTION: Represents low water supply conditions for local area. Water use restrictions are necessary to sufficiently reduce water demand. Intended to reduce water use by roughly 20%. If triggered by drought, represents moderate drought conditions.**	**DESCRIPTION: Represents very low water supply conditions. Water use restrictions are necessary to maintain supplies during a period of critical water shortage. Intended to reduce water use by roughly 50%; however, actual reductions required will be based on reservoir storage levels. If triggered by drought, represents severe drought conditions for local area.**	**DESCRIPTION: Strict water use restrictions are necessary to maintain critical supply. Intended to reduce water use by 90%. Represents an emergency loss of supply during which water is spared for consumptive and sanitary purposes only.**
ACTIVITY	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***	**RESTRICTION DETAILS***
Crop Irrigation**	Maximum water use permitted: 5,500 m^3/ha for season	Maximum water use permitted: 5,500 m^3/ha for season Increased surveillance of Allocation compliance and communication to encourage users to take voluntary conservation measures.	Mandatory reduction of maximum water use by 20%: 4,400 m^3/ha for season GVW may decide to implement late turn on or early turn off of agricultural water.	Mandatory reduction as determined by reservoir storage levels and declared by the General Manager. The General Manager may implement administrative adjustments to mitigate serious impacts such as Allocation swapping if appropriate. GVW may decide to implement late turn on or early turn off of agricultural water.	Mandatory water restrictions. Outdoor water use prohibited except water for livestock and minimal maintenance of perennial fruit trees. (Reduction as determined by reservoir storage levels) GVW may decide to implement late turn on or early turn off of agricultural water.

*** These restrictions are for water supplied by Greater Vernon Water only. They do not apply to the use of reclaimed or recycled water, greywater, rainwater harvested by the customer, or any other sources of water not supplied by GVW.**

**** Typical irrigation season is April 15 - September 15. The GVW reserves the right to change turn on and turn off dates, thereby affecting irrigation season duration, based on current water supply availability and drought forecasts. If the restriction stage is reduced during the growing season, customer allocation would be prorated based on the number of days the higher restriction level was instituted.**

"ATTACHMENT "C"

CITY OF VERNON - Stage 3 Water restrictions parks - reduction of 50%

Approved by GVW: 06-Jun-26

Alexis	sprinker heads - sports fields (1) - 2 days a week
Becker	Filling tree bags/ and keeping bike park safe
Civic Plaza	sprinker heads- grass areas - 1 day a week sprinker heads- planting beds - 3 days a week - short period
Civic Memorial Park	sprinker heads- grass areas - 1 day a week drip- planting beds - 2 days a week
DND	Reclaimed Water
Grahame Park	School District - sprinkle heads - sports fields (5) 2 days a week
Heritage	Turned off
Kin Beach	sprinkle heads- grass area - 1 day a week
Lakeshore	drip-planting beds - 2 days a week
Lakeview	sprinker heads- grass areas (pool area)- 1 day a week sprinker heads- sports fields (2) - 2 days a week (every zone once a week)
MacDonald	sprinker heads- sports fields (2) - 2 days a week (every zone once a week)
Marshall Fields	Reclaimed Water
Mission Hill	Turned off
Paddlewheel	Turned off
Polson Park	oval - sprinker heads- grass area 2 days a week bandstand area- sprinker heads- grass area 2 days a week lawn bowling area - sprinker heads- grass area 2 days a week planting areas--sprinker heads- 5 days a week - short periods
Laker' club house	Turned off
Small Parks/Tot lot	
Centaph	Turned off
Sawicki	Turned off
Whistler	Turned off
Ranger BMX	hand water were needed until programs are finished (end of June)
Girouard	Turned off
Pine	Turned off
Hillcrest	Turned off
Wenger	Turned off
Coursier	Turned off
Pottery Ravine	Turned off
19 Ave (Sunset)	Turned off
Armory	Turned off
Rotary	Turned off
Pioneer	Turned off
South Vernon	Turned off
Sunrise	Turned off
Huron Glen	Turned off
Boulevards	sprinker heads-grass areas - turned off
	drip-for trees and planting - 2 days a week
Cemetery	sprinker heads- grass areas - 2 days a week (every zone once a week)
	overhead planting - 2 days a week

Hand watering - tree bags - 2 days a week

ATTACHMENT "C"

CITY OF VERNON - Stage 3 Water restrictions parks - reduction of 50%

DISTRICT OF COLDSTREAM - Stage 3 Water Use and Water Reduction Plan

Approved by GVW: 08-Jun-26

PARK	AREA	WATERING FREQUENCY	METHOD	NOTES
Creekside Park Ball Diamonds & Soccer Fields	Natural Turf	once per week	Automatic Sprinklers	Mutiple zones. Zones are split into different days in order to be able to water required areas once per week to maintain field condition
Creekside Dog Park and Greenspaces	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Lavington Park Ball Diamonds & Soccer Fields	Natural Turf	once per week	Automatic Sprinklers	Multiple zones. Zones are split into different days in order to be able to water required areas once per week to maintain field condition
Lavington Park Greenspaces/Playgrounds	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Lavington Park	New Shade Trees	twice/week	Hand water	Tree bags protect investment
Sovereign Park Greenspace	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Sovereign Park	Plants and Shrubs	once per week	Hand water	Targeted watering only
Coldstream Park Sports Fields	Natural Turf	once per week	Automatic Sprinklers	Required to maintain field condition. Minimal bookings; can shut down.
Middleton Mountain Park	Ntaural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Middleton Mountain Park	Plants and Shrubs	once per week if required	Drip	Targeted irrigation only
Coldstream Station	Plants and Shrubs	once per week if required	Drip	Targeted irrigation only
Kalview Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Graystone Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Graystone Park	Plants and Shrubs	once per week if required	Drip	Targeted watering only
Morningview Park	Plants and Shrubs	once per week if required	Drip	Targeted watering only
Kalavista Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Trestle Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Trestle Park	Plants and Shrubs	once per week if required	Drip	Targeted watering only
Long Lake Estates Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Lochaven Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Kirkland Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Jeffers Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Coldstream Community Hall	Plants and Shrubs	once per week if required	Drip	Targeted watering only
Cenotaph Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Cenotaph Park	Plants and Shrubs	once per week if required	Hand water	Targeted water only; trees with water bags, protecting investment
Fire Halls	Plants and Shrubs	once per week if required	Drip	Targeted watering only
Clock Tower House	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Coldstream Valley Estates Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Stenquist Park	Natural Turf	off	Automatic Sprinklers	Irrigated areas turned off
Miuniciple Hall	Plants and Shrubs	once per week if required	Drip	Targeted watering only

ATTACHMENT "C"

CITY OF VERNON - Stage 3 Water restrictions parks - reduction of 50%

REGIONAL DISTRICT OF NORTH OKANAGAN - Stage 3 Water Use and Water Reduction Plan

Approved by GVW: 08-Jun-26

Park	Area	Watering Frequency	Method	Notes
Greater Vernon Athletics Park (GVAP)	Natural Turf Field	Twice/week	Automatic Sprinklers	Required to maintain field condition for competitive youth athletics. Risk of permanent damage if dormant; bookings may need cancellation.
Greater Vernon Athletics Park (GVAP)	Plants & Shrubs	Once/week	Drip	Targeted irrigation only
Greater Vernon Athletics Park (GVAP)	All Other Greenspace	Off	None	All other irrigated areas turned off
Sncecmalqtn Agricultural Park	Community Garden	Twice/week	Drip/Hand	Maintain food production
Sncecmalqtn Agricultural Park	Food Forest	Twice/week	Drip/Hand	Protect Investment
Sncecmalqtn Agricultural Park	Hedge Rows	Twice/week	Drip/Hand	Protect Investment
Sncecmalqtn Agricultural Park	Hogs Gulch Restoration	Twice/week	Drip/Hand	Protect Investment
Sncecmalqtn Agricultural Park	All Other Greenspace	Off	None	Turned off
Sncecmalqtn Agricultural Park	Commercial Farmers	GVW to provide direction	Various	Food production and feed crops
East Hill Community Garden	Garden Beds	Twice/week	Hand Watering	Maintain food production
Mutrie Dog Park	New Shade Trees	Twice/week	Drip	Protect Investment
Stickle Road	Established Shrubs	Once/week	Drip	Reduced watering
BX Community Park	All Areas	Off (if required)	Automatic Sprinklers	Minimal bookings; can shut down
N'Kwala Park	All Areas	Off (if required)	Automatic Sprinklers	Minimal bookings; can shut down
Gibbs Road Park	All Areas	Off	None	Small grass area, minimal community impact

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Greater Vernon Advisory Committee**	**File No:**	**5790.05.05.03**
FROM:	**Utilities Department**	**Date:**	**June 3, 2026**
SUBJECT:	**Greater Vernon Water: Fire Storage Availability and Deficiencies for Multi-Family Development**		

RECOMMENDATION:

That the report and presentation dated June 3, 2026 from the General Manager, Utilities titled "Greater Vernon Water: Fire Storage Availability and Deficiencies for Multi-Family Development" be received; and further,

That it be recommended to the Board of Directors, the recommendations and development direction outlined within the Technical Memo titled "Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development" dated April 8, 2026 from the Utilities Department (attached to the June 3, 2026 staff report as Attachment "A") be endorsed.

BACKGROUND:

The following motion was carried at the May 20, 2026 Board of Directors Regular meeting:

> *"That the following motion be referred back to the Greater Vernon Advisory Committee for further discussion and investigation:*
>
> *That it be recommended to the Board of Directors, the recommendations and development direction outlined within the Technical Memo titled "Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development" dated April 8, 2026 from the Utilities Department (attached to the May 6, 2026 staff report) be endorsed."*

The following motion was carried at the February 19, 2020 Board of Directors Regular meeting:

> *"That the existing bylaw requirements for new development to extend water mains along the full property frontage at the owner/developer's cost pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 with the ability to apply for a Development Variance Permit be maintained."*

The following motion was brought out of In Camera at the November 20, 2019 Board of Directors Regular meeting:

> *"That existing bylaw requirements for new development to design, install and construct all necessary upgrades at the owner/developer's cost to meet fire flow standards be maintained.*

That the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe size standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be eliminated."

DISCUSSION:

Greater Vernon Water (GVW) staff completed a comprehensive review of fire storage within its boundaries and presented the findings with a recommendation at the May 6, 2026 regular Greater Vernon Advisory Committee (GVAC) meeting, as provided in Attachment "A". The purpose of this exercise was to provide clarity to jurisdictional staff and the development community regarding areas where Multi Family (MF) development is supported with sufficient fire storage, where it will be supported in the future and where it will not be supported based on the current zoning and standards. The report does support Single Family Units (SFUs) on already created lots in areas without sufficient fire storage but still requires applicants to follow the development application process described below.

The recommendations do not change the development application review procedures that have been in effect since the *GVW Subdivision and Development Servicing Bylaw No. 2650, 2013* (BL2650) was enacted. The ability to apply for development variance permits (DVPs) has been part of the development process since the GVW *Subdivision and Development Servicing Application Procedures and Administration Fees Bylaw No. 2658, 2015* (BL2658) was enacted.

The fire storage analysis also reviewed the restriction of cascading fire flow through one (1) and two (2) pressure reducing valves (PRVs) and found that in most cases, allowing it through 2 PRVs is acceptable for infrastructure. This decision expanded some areas previously restricted from developing MF. The memo also completed lifecycle analysis for different areas to provide recommendations regarding the feasibility of where MF should be allowed. Lifecycle analysis was provided as it supports the direction from GVAC on most recent development applications with potential negative impacts to ratepayers.

The results of this analysis does not change the development application process. This process is as follows:

1. The applicant submits a development application to the respective jurisdiction (including building permits with some exemptions for values under $50,000).
2. Staff of each jurisdiction assess if developments meet BL2650 criteria and other GVW bylaws (including the metering and cross connection control bylaws). Developers may be required to complete a hydraulic model as required for areas where fire flows and storage are uncertain or a development enquiry to assess potential infrastructure requirements.
3. Developers are provided a conditions letter that outline GVW criteria, including off-site works and compliance criteria to meet the metering and cross connection control bylaws.
4. A developer that does not meet the conditions of BL2650 has the opportunity to apply for a DVP as per BL2658. These are always referred back to RDNO staff as the respective jurisdictional staff do not have the authority to process these applications.

In 2019, staff completed an exercise with GVAC and the Board reviewing three aspects of BL2650: fire flows, full frontage and minimum pipe size, as provided in Attachment "B". At that time, the Board reaffirmed the importance of fire flows and full frontage and maintained that these would remain discretional decisions made by the Board and not staff.

Currently SFU developments not meeting BL2650 must also apply for DVPs as this would be a discretionary decision by the Board through the DVP process. Staff support the current DVP process as it is transparent and maintains the Board direction of the importance of fire protection and sequential and logical development through the full frontage requirement.

The development process is linked to other GVW programs such as asset management and the fire rating of properties for insurance purposes. The historical development of GVW is important to understanding how the infrastructure in some areas support fire flows, some areas the infrastructure is not supported, and the level of infrastructure investment that GVW has incurred to bring the current system up to water quality and asset management standards. The General Manager, Utilities will be providing a presentation to provide background and context for the development process.

Enclosures:

- Attachment "A" – Report dated May 6, 2026 titled "Greater Vernon Water: Fire Storage Availability and Deficiencies for Multi-Family Development"
- Attachment "B" – Report dated January 23, 2020 titled "Bylaw 2650, 2013 – Greater Vernon Water Subdivision and Development Servicing – Guidance on Full Property Frontage"

Submitted by:

ACTING

Zee Marcolin, P.Eng.
General Manager, Utilities

Approved for Inclusion:

David Sewell
Chief Administrative Officer

ATTACHMENT "A"

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Greater Vernon Advisory Committee**	**File No:**	**5790.05.05.02**
FROM:	**Utilities Department**	**Date:**	**May 6, 2026**
SUBJECT:	**Greater Vernon Water: Fire Storage Availability and Deficiencies for Multi-Family Development**		

RECOMMENDATION:

That it be recommended to the Board of Directors, the recommendations and development direction outlined within the Technical Memo titled "Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development" dated April 8, 2026 from the Utilities Department (attached to the May 6, 2026 staff report) be endorsed.

SUMMARY:

GVW staff have completed a comprehensive review of fire storage within its boundaries and have summarized the findings in the Technical Memorandum (memo) in Attachment "A". The memo also provides a simplified map with the three (3) categories that provide information on whether multi-family (MF) development would be permitted within the zone based on current bylaws and standards for fire storage:

- **MF Permitted (Blue)** – has sufficient fire storage to support MF and Industrial (light), Commercial and Institutional (ICI)
- **MF Permitted in Future (Yellow)** – development plans to construct sufficient fire storage to support MF and ICI in future (to be paid by developers)
- **MF Not Permitted (Red)** – areas serviced by a pump system with no reservoir or a reservoir sized for single family unit (SFU) developments (or simply balancing storage with no fire storage), where based on the existing density and development potential, lifecycle costing and water quality impacts would not support building a reservoir or expanding an existing reservoir.

A review of funding of future reservoir construction or expansion was also completed and staff recommend that the first development requiring MF storage in an area without MF storage is to fund the construction of the reservoir with the ability to collect latecomers or request a Phased Development Agreement.

GVW staff are recommending that the attached memo be endorsed, including the attached map and guideline. If endorsed, the memo will be provided to the jurisdictions to provide clarity to jurisdictional staff and the development community regarding areas where MF development is supported with sufficient fire storage, where it will be supported in the future and where it will not be supported based on the current zoning and standards.

ATTACHMENT "A"

BACKGROUND:

At the February 7, 2024 Greater Vernon Advisory Committee regular meeting, the following motion was carried:

> *"That the report dated February 7, 2024 from the Utilities Department titled "Greater Vernon Water – Impacts of Bill 44 on Full Build and Infrastructure" be received for information."*

DISCUSSION

In the fall of 2023, the Province passed Bill 44 that required MF developments to be included in all zoned areas serviced with municipal water and sewer. Zoning for SFU development was no longer allowed. This change did not consider whether infrastructure could support MF development. Staff completed an infrastructure analysis of deficiencies in water pipes and fire storage in reservoirs that could support MF within Greater Vernon Water (GVW). Mapping was developed by staff, detailing deficiencies, and provided to the jurisdictions in the spring of 2024.

As the original analysis was completed quickly at a high level, providing a detailed map, staff has re-examined each serviced area for fire storage and summarized it in the memo in Attachment "A". Based on the analysis, a simplified map was developed (Attachment "1" of Attachment "A") that clarifies staff recommendations regarding where MF and ICI developments are achievable with respect to fire storage and a guideline (Attachment "2") for jurisdictions to assess fire storage requirements for developments.

The map clearly outlines serviced areas within the GVW boundaries that can support MF developments with fire storage and areas with insufficient fire storage in reservoirs (either due to reservoirs being too small or serviced by pumps only). The guideline offers a simple method of reviewing each development scenario for fire storage requirements. It should be stressed that this analysis is for fire storage only and does not include pipe main capacity to support the required MF fire flows at each site. Pipe main capacity is determined at development (either subdivision, rezoning or building permit stage), where a site-specific hydraulic model would be completed to determine if offsite works were required to meet fire flows (i.e. upsizing sections of pipe).

The map provided in Attachment "1" has three (3) categories that provide information on whether MF development could be permitted based on current bylaws and standards for fire storage:

- **MF Permitted (Blue)** – has sufficient fire storage to support MF and ICI development
- **MF Permitted in Future (Yellow)** – development plans to construct sufficient fire storage to support MF and ICI in future (to be paid by developers)
- **MF Not Permitted (Red)** – areas serviced by a pump system with no reservoir or a reservoir sized for SFU developments (or simply balancing storage with no fire storage), where based on the existing density and development potential, lifecycle costing and water quality impacts would not support building a reservoir or expanding an existing reservoir.

The memo provides details and examples regarding the lifecycle costs and clearly demonstrates that if there are insufficient units serviced by a reservoir, the revenue collected does not meet the capital revenue goals and this increases costs to all GVW ratepayers who would need to make up the deficit through rate increases. It also reviews how larger reservoirs with low flows negatively impact water quality.

ATTACHMENT "A"

The memo also reviews two (2) funding models for building reservoirs; either taking contributions in lieu of construction or that the first development requiring MF storage funds the reservoir with the ability to collect latecomers (or they can request a Phased Development Agreement). GVW has in the past funded at least one (1) reservoir through taking contributions, but ended up building it as it became a liability to GVW and 91% funding was through reserves with only 9% funded by developer contributions (not including land cost). Hence, staff are recommending that cash contributions in lieu of construction not be accepted, with the exception where a reservoir or reservoir expansion is instream by a development and securities have been posted with GVW.

GVW staff are recommending the concepts in the memo be endorsed, including the attached map and guideline. If endorsed, these will be provided to the jurisdictions to provide clarity to jurisdictional staff and the development community regarding areas where MF development is supported with sufficient fire storage, where it will be supported in the future and where it will not be supported based on the current zoning and standards.

It should be noted that the "MF not permitted (red sections in the map)" may change in the future if more feasible developments occur in the area where fire storage is constructed and these areas could be connected. The following are two (2) examples:

- there are plans to connect Delcliffe to a GVW pipe main with future development in the area
- When the connection to the foothills neighbourhood is constructed (within the GVW Capital Budget) and the Foothills Reservoir is upsized for MF development, Rugg Road would be permitted MF based on water requirements.

Enclosure:

- Attachment "A": Technical Memorandum dated April 8, 2026 titled "Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development"

Submitted by:

Skyler Ganz, ASCT
Infrastructure Analyst, Utilities

Reviewed and approved by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Approved for Inclusion:

David Sewell
Chief Administrative Officer

ATTACHMENT "A"

REGIONAL DISTRICT NORTH OKANAGAN

TECHNICAL MEMORANDUM

File No: 5790.05.05.01
Date: April 8, 2026

TO: **Zee Marcolin, P.Eng., General Manager, Utilities**

FROM: **Skyler Ganz, AScT, Infrastructure Analyst, Utilities**

SUBJECT: **Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development**

1. Summary:

As a follow up to the analysis Greater Vernon Water (GVW) completed for fire storage impacts due to Bill 44 in the spring of 2024, staff has relooked at each serviced area and developed a simplified map (Attachment "1") and guideline (Attachment "2") to assess requirements of fire storage for developments. The map clearly outlines serviced areas within the GVW boundaries that can support multi-family (MF) developments with fire storage and areas with insufficient fire storage in reservoirs (either due to reservoirs being too small or serviced by pumps). The guideline offers a simple method of reviewing each development scenario for fire storage requirements.

The map provided in Attachment "1" has three (3) categories that provide information on whether MF development would be permitted based on current bylaws and standards for fire storage:

- **MF Permitted (blue)** – has sufficient fire storage to support MF and Industrial (light), Commercial and Institutional (ICI)
- **MF Permitted in Future (yellow)** – development plans to construct sufficient fire storage to support MF and ICI in future (to be paid by developers)
- **MF Not Permitted (red)** – areas either serviced by a pump system with no reservoir or a reservoir sized for single family unit (SFU) developments (or simply balancing storage with no fire storage) where based on the existing density and development potential, lifecycle costing and water quality impacts would not support building a reservoir or expanding an existing reservoir (further expanded upon below).

2. Technical Background for Calculating Fire Storage:

GVW Subdivision and Development Servicing Bylaw No. 2650, 2013 (BL2650) outlines design requirements for the GVW water system during development, which mandates that there must be reservoir storage for fire protection, maximum daily demands (MDD) and an emergency contingency. The bylaw does not provide for pumps and generators to service an area and hence are not to be permitted in lieu of a reservoir.

Fire storage is defined as the volume of water stored within a reservoir / tank that is available in the event of a fire in its area (zone). BL2650 uses the Fire Underwriters Survey Water Supply for Public Fire Protection to size reservoirs. This standard is used by most water systems that provide fire protection and is important in setting insurance rates within a water system boundary. The standards dictate storage requirements from flow and duration depending on development needs.

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Section B.12.6 of BL2650 outlines the *minimum* fire flows requirement based on land use and Section B.12.7 provides the methodology to calculate the *minimum* storage requirement.

3. Reservoir Sizing Based on Land Use:

Reservoirs are sized for the highest fire flow requirement in a served area (or zone). Subsequently, reservoirs may be larger than required for any particular development but should not be smaller or they will not meet fire flow requirements. In the past, zoning was used to size reservoirs, but with provincial changes to zoning that prohibit SFU developments, many GVW reservoirs are undersized for the updated zoning and the first development to build MF housing should be responsible for upsizing or building the appropriately sized reservoir to service MF.

The following provides examples of how developments impact reservoir size, also demonstrated in Figure 1:

- An SFU development requires a minimum fire flow from a single hydrant of 60 litres per second (L/s) for a duration of 1.5 hours, which equals 324 cubic metres (m³) of fire storage volume in a reservoir dedicated to fire storage. Balancing for MDD and emergency storage (25%) is required in addition to the fire storage volume.
- An MF development requires a minimum of 90 L/s for a duration of two (2) hours, which equals 648 m³, plus balancing and emergency (25%). This effectively doubles the fire storage volume requirement compared to SFU developments.

Figure 1 depicts different sizes of actual GVW reservoirs based on development scenarios (balancing storage = MDD of all serviced units for six (6) hours).

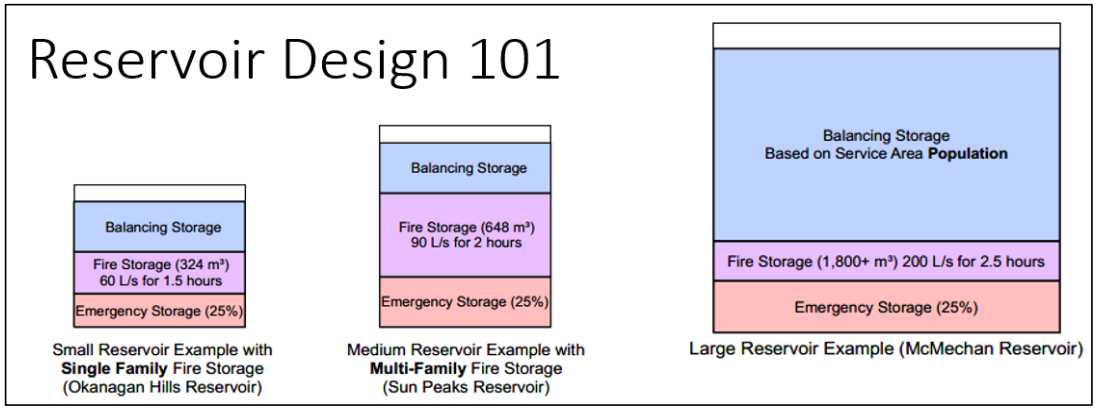


Figure 1 – GVW reservoir sizing examples

SFU means a single residential dwelling on a parcel containing only one (1) dwelling unit or containing one (1) dwelling unit with a secondary suite.

MF means a building containing two (2) or more dwelling units or strata units, but does not include an SFU with a secondary suite unit within the main structure. ICI developments have similar minimum fire flow requirements as MF, and hence most ICI would be in the same category as MF. McMechan Reservoir (Figure 1) has fire capacity for high-density MF and heavy industrial land use, which is why the fire storage is listed as 1,800+ m^3.

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4. Discussion and Reservoir Analysis:

Staff completed a review of fire storage in serviced areas using the provisions of BL2650 to identify zones that currently support MF (and ICI) developments and those zones that do not have sufficient fire storage to support MF. Of the areas that do not have sufficient fire storage to support MF, staff have identified areas with development plans to construct reservoirs that will support MF in the future and areas that staff recommend not allowing reservoirs or reservoir expansions due to a significant deficiency in lifecycle cost and the potential for system water quality issues.

This analysis also included researching standards related to cascading through two (2) PRVs. After an extensive review of standards and consultation with outside engineers, staff have reconsidered this standard in several areas to allow cascading through two (2) PRVs.

In all scenarios, SFU infill developments would be permitted, including secondary suites within the SFU, as would detached accessory dwelling units (ADU) and their variations (carriage, laneway, garage suite, etc.), in accordance with local government bylaws and regulations. Subdivisions that do not create new lots would also be permitted (i.e. boundary lot adjustments).

In accordance with BL2650, servicing areas using pumps and generators in lieu of reservoirs would not be permitted in any scenario. Based on recent wildfire events and the risk to communities, staff strongly recommend this provision be maintained. Lifecycle costing typically supports this decision as well as the developments are a relatively small service area, that are just higher than what a reservoir would service and are disconnected from other areas so the service area cannot be increased.

This analysis focuses on fire storage in reservoirs only and does not assess whether pipe size can meet fire flow requirements to the site.

5. Multi-Family Developments Permitted (Blue Area in Attachment “1”):

The properties identified in blue are currently serviced and have access to fire storage that supports MF from either locally elevated reservoirs or from cascading down from upper reservoirs that are sized for MF. They can be developed with MF units, provided that the development meets all GVW and local government bylaws and regulations (e.g. pipe mains sized to support sufficient system fire flows, municipal sewer, zoning, etc.).

6. Multi-Family Developments Permitted in Future (Yellow Areas in Attachment “1”)

These properties are currently serviced but do not have access to fire storage that supports MF development, but there are development plans to either construct a new reservoir or expand an existing reservoir that will be sized to support MF.

In some zones in the past, cash contributions in lieu of construction towards a reservoir were accepted with a covenant on title indicating the site did not have sufficient fire flows; however, this practice increases liability for GVW, which eventually impacts the fire rating for the entire water system and increases insurance rates on many properties in this zone. In one case, GVW ended up constructing the reservoir, funding 91% through reserves with only 9% funded by developer contributions (not including land cost). Hence, staff recommend that cash contributions in lieu of construction not be accepted, with the exception where a reservoir or reservoir expansion is instream by another development and securities have been posted with GVW. In this case, MF

ATTACHMENT "A"

development could be approved with the collection of a reservoir contribution that would be submitted to the developer constructing the reservoir upon substantial completion. After which, the developer would likely want to enter into a latecomer agreement with GVW. Then developments and subdivisions could proceed within these areas in accordance with local government bylaws and regulations and paying a latecomer fee to the reservoir developer.

Infill SFU and ADU developments would be allowed on properties in the yellow areas serviced with a reservoir, with the exception of SFU subdivisions that will be treated the same as MF developments when SFU fire storage is not available.

These areas are located on Attachment “1” and are identified in yellow and as follows:

6.1. A1 (The Rise / Bella Vista Rd):

As per the Master Development Agreement (MDA) for The Rise, some developments were allowed to occur without constructing the future PZ777 reservoir (they are currently pumped) and fire storage was deemed to cascade “up” from below instead of “down” from above. The design of the PZ777 reservoir is currently being completed and once constructed, will allow MF fire storage to cascade down to all affected zones. Reservoir contributions, as per The Rise MDA are being collected for development; however, units outside of The Rise MDA will not be approved until securities are posted for the construction of the PZ777 reservoir, after which a contribution or applicable latecomer fee will be collected and submitted to the developer that constructed the reservoir.

6.2. A2 (PZ815 in the Foothills):

PZ815 (also called Country Springs Estates) is currently serviced by pumps only. The area has a generator but insufficient fire flow capacity for even SF, and hence, any further SF or MF developments at this elevation, or above, will require the construction of the future PZ865 reservoir at the top of the hill (within the GVW service area).

The development of PZ815 demonstrates the financial risk to GVW when development is allowed that delays building infrastructure. This subdivision was approved as a phased approach where PZ815 would be serviced short-term with the pump house, with fire storage eventually provided by the future PZ865 reservoir and the pump house repurposed to pump water up to the future PZ865 reservoir; however, this approach delayed reservoir construction extending servicing PZ815 on a pump house without sufficient fire flows. In addition, contributions were not collected from this development, which will result in GVW providing the contribution to service these lots from the future PZ865 reservoir. Even if contributions were collected at the time of development (2009), the amount collected would have been well below the construction costs due to inflation when the reservoir is finally constructed and GVW would be required to make up the difference.

6.3. A3 (PZ615 in the North BX):

This area is currently pumped (with a generator and SFU fire flow capacity), and any further MF developments or SFU subdivisions require connection and expansion of Foothills Reservoir, where fire storage can be cascaded into the area through less than two (2) pressure reducing valves (PRV). There are development plans to connect the area and expand the Foothills reservoir in the future, but staff recommend waiting to approve MF developments and SFU subdivisions until securities are in place for construction.

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6.4. A4 (Boss Creek):

This area is currently pumped only (no generator and no fire flow capacity), and any further developments in this area will require the construction of the future reservoir as per the Development Variance Permit approved for the site. The design of this reservoir is currently being completed as a part of Phase 2 of the Boss Creek development.

7. Multi-Family Developments Not Permitted (Red areas in Attachment "1")

These properties are currently serviced by a pump station only or by a reservoir sized for less than MF fire protection. They do not have access to MF fire storage and the lifecycle costs are not feasible to GVW to construct or expand reservoirs for MF (ICI) fire storage, especially with many of the properties being agricultural and requiring higher balancing storage for the agricultural demands. The lifecycle costs of a reservoir expansion or constructing a reservoir would result in a larger financial burden to all existing GVW ratepayers for the few properties that would be serviced.

Water quality would also be negatively affected with the large unused fire storage volume, increasing operation and maintenance costs. Most of these areas are largely rural, within the Agricultural Land Reserve (ALR), and are unlikely to be serviced with sewer (required for higher density). Infill SFU and ADU developments would be allowed, with the exception of single-family subdivisions that would be treated the same as MF developments.

These areas are located on Attachment "1" and are identified in red and as follows:

7.1. The following are areas that are currently pumped only (no generator and no pumping capacity for fire flows), with few properties serviced:

- **B3 (Commonage Rd)** – There is potential in the future for MF development if a proposed high-density development in the commonage area is approved and builds the services required (i.e. adequately sized pipe main past this area and reservoir with MF fire storage).
- **B4 (Goose Lake Rd)**
- **B5 (Stepping Stones Cres)**
- **B6 (Rugg Rd)** – There are plans to connect this area to the Foothills reservoir service area to improve water quality in the Foothills and North BX neighbourhoods and remove old infrastructure (Rugg Road Pump Station). This will provide access to MF fire storage. This plan is developer-dependent, and GVW has a Capital Project (No. 372-18-21) (Blackcomb Way to Rugg Rd) for the pipe main connection when the developer proceeds.
- **B7 (South BX)**
- **B9 (Binns Rd)**
- **B10 (Buchanan Rd / Hwy 6)**
- **B12 (Upper Summit Dr)**

ATTACHMENT "A"

7.2. Areas that are serviced by a reservoir sized for less than MF fire protection:

- **B1 (Delcliffe)** – Currently pumped from Okanagan Lake with a small balancing reservoir with no fire storage and then pumped thereafter. It does not have the elevation required to construct a reservoir with fire storage (without the need for additional pumps). If the GVW system eventually reaches out this way, they will be connected.
- **B2 (Beverly Hills Estates / The Seasons / Longacre Dr)** – Currently serviced by Beverly Hills Reservoir with fire storage capacity for SFU developments. Of note is that this area currently has a commercial property, so future building permits (BP) on the property would be impacted. If a more feasible development in the non-serviced area above this area occurred that constructed adequate fire storage, then presumably this area could have MF developments at that time.
- **B8 (Coldstream Ranchlands / Coldstream Valley Estates)** – Currently serviced by Ravine Drive Reservoir with fire storage capacity for SFU developments.
- **B11 (Whisper Ridge / Brewer Rd)** – Currently serviced by Whisper Ridge Reservoir with fire storage capacity for SFU developments.

8. Lifecycle and Water Quality Impacts:

The GVW rate structure is based on a set rate for each customer class and does not have rates based on infrastructure renewal costs and operation and maintenance (O&M) needs per area (with the exception of a few standalone systems included in the GVW rates bylaw). Due to the history of development of GVW, some areas cost more while some cost less and these will not change; however, staff have been directed to review lifecycle costs for capital works projects and all new development. As outlined above, the lifecycle costs to install or expand reservoirs in the red areas on the map in Attachment "1" would result in a large financial burden to all existing GVW ratepayers for the few properties serviced that would benefit.

Although developers would front-end the initial capital costs, approving MF developments in these areas would increase the cost to existing ratepayers to finance the total lifecycle costs (including operations and replacement) with construction or expansion benefitting too few customers and being a detriment to others with degraded water quality and higher water rates.

The following provides some comparisons of lifecycle costs and water age (directly related to water quality) using average daily demands and the most recent reservoir constructed in 2021, the Baker Hogg reservoir, sized for MF, for some of the areas described above. These calculations only use the base infrastructure cost of reservoir construction and does not include land costs or off-site works to connect to the GVW distribution system (i.e. pipe extensions or increasing pipe size), which typically increase the cost of reservoir construction.

- The following outlines the simplified matrix used for this comparison:
  - Total cost of reservoir construction – $2,400,000 (2021) which is around $2,900,000 in today's dollars with inflation included. This equates to a 2026 cost of $1,533 per cubic metre ($m^3$) of storage volume.
  - Average Annual Lifecycle Capital Investment (AALCI) using 50 year lifecycle - a cost per year based on the new reservoir volume, divided by 50 years.

ATTACHMENT "A"

- Average revenue per SFU – approximately $900 / yr (based on 2025 rates).
- A review of 2024 and 2025 GVW budgets provides the following allocation:
  - Annual Operations – 54%
  - Debt Financing – 10%
  - Capital Funding – 28% (with 22% to capital renewal)
  - Transfer to Reserves – 7%.
- A minimum of approximately 255 SFU would be required to meet the 22% of revenue for the capital renewal of a reservoir. This value is calculated based on a number of variables and assumptions (frequency of site visits, did not include energy and maintenance costs, did not include larger pump sizing for refill rate of fire storage, etc.) and is on the low side; however, this is not cost recovery for GVW as the capital renewal costs also include all other infrastructure needed to service a site including treatment plants, pump stations, intakes and pipes. Hence, cost recovery for a reservoir would be considerably lower than 22%, but provides a baseline for comparison. A more detailed analysis would be completed if a proposal were brought to the Board for a decision.

- B4 – Goose Lake Rd area with 16 SFU – the revenue collected in this area is approximately $14,000 and the AALCI of that reservoir would be approximately $41,000 / yr (or 293%). This exceeds the entire GVW annual capital renewal contribution of 22% and hence would increase rates for existing ratepayers.

  Based on average daily demands of 16 SFU, the total volume of the reservoir water age would increase to approximately 73 days (the goal for water turnover is a day or two (2)).

- B2 – Beverly Hills / The Seasons area with 248 SFU – the revenue collected in this area is approximately $223,000 and the AALCI of the existing reservoir (SF fire storage) is approximately $38,000 (17%) with the AALCI being $51,000 (23%) with MF storage added. As outlined above, by including a capital contribution for a treatment plant, pump stations, intake and pipes to service the area, the area is currently in a near neutral or negative contribution and increasing the reservoir size would increase the contribution deficient to the system and would increase rates for existing ratepayers to fund this deficit.

  Based on average daily demands of 248 SFU, the current volume of the reservoir provides a water age of 4.2 days to fully recirculate, which would increase to 6.5 days with the expansion of fire storage.

There is a fine balance between maintaining water quality in the distribution system and maintaining large, stored volumes of water providing fire storage. Water quality is degraded the longer it is held in storage as the chlorine degrades and disinfection byproducts are formed. Sometimes chlorine is boosted to provide residual, decreasing water quality further.

Water age is reduced with increased flow, either through water use by customers or flushing (a non-revenue use that has an O&M cost). The minimum MF fire storage of 648 m^3 is equivalent to an average daily demand of approximately **1,800** MF units. This means that many development units are required to turn over water in a reservoir and reduce water age for water quality. Low customer demand increases water age, reducing circulation and degrading water quality and is an important consideration as areas with poor water quality increase operations and maintenance costs.

ATTACHMENT "A"

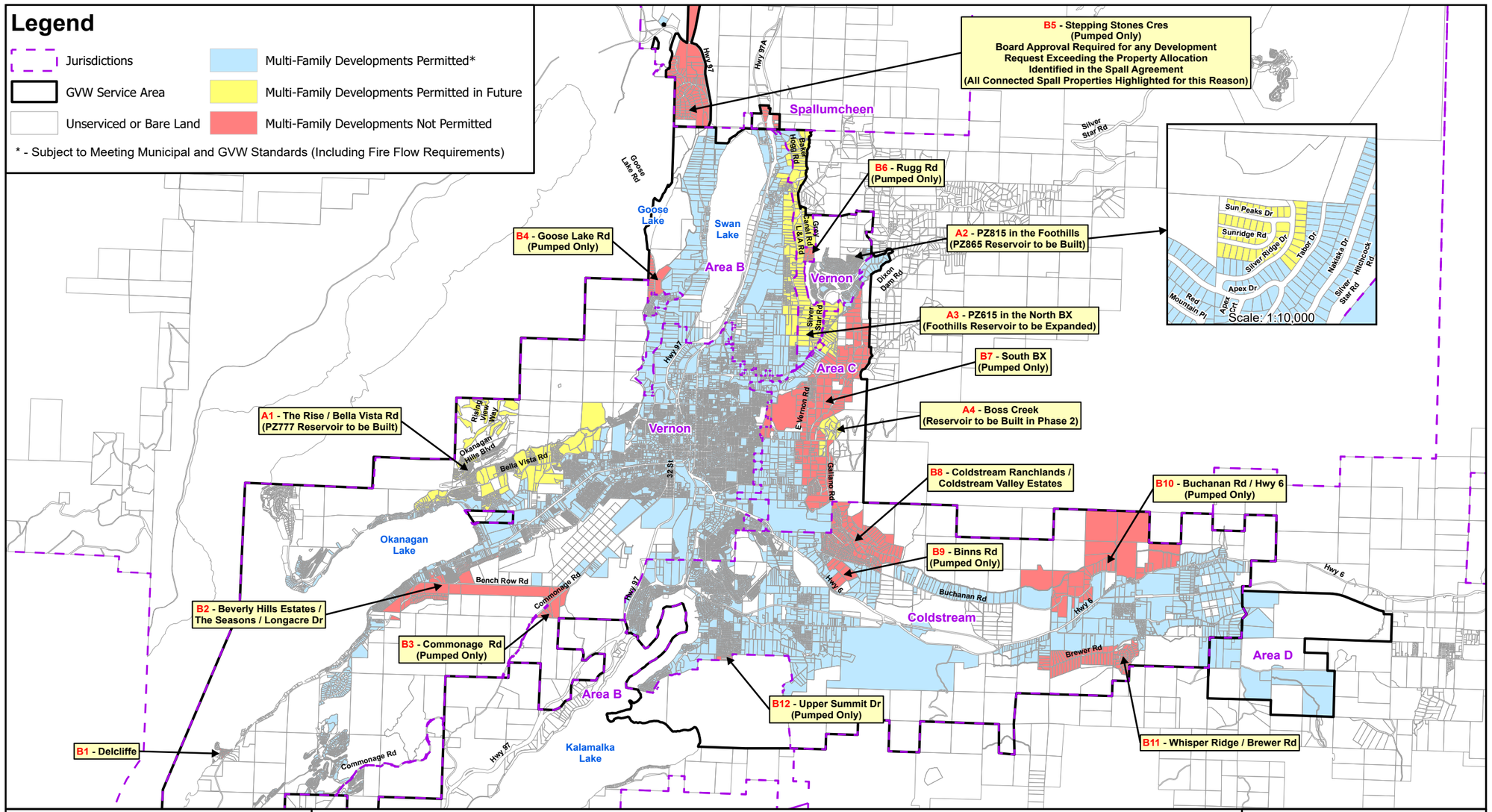
Enclosures:

- Attachment "1" – Map of "Fire Storage Availability for Multi-Family Development"
- Attachment "2" – Guideline for Fire Storage Assessments

Approved by:

Zee Marcolin, P.Eng.
General Manager, Utilities

ATTACHMENT "A"



This map was compiled by RDNO, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either express or implied, including but not limited to warranties of sustainability or particular purpose or use.

Attachment '1' - Fire Storage Availability for Multi-Family Development

Date: Apr 13, 2026

Scale: 1:90,000
Size: 17" x 11"

0 4 8 16 Kilometers

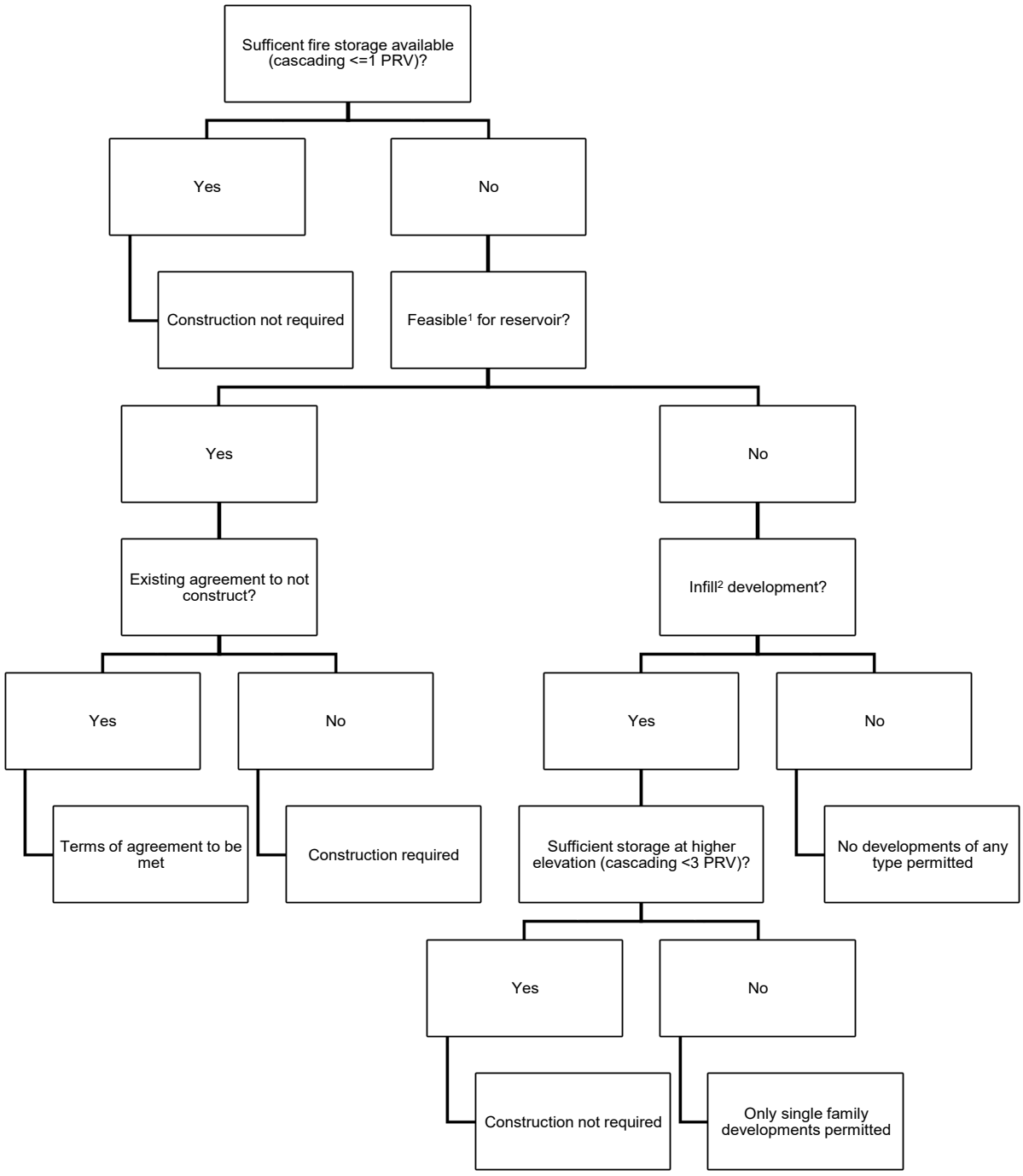
REGIONAL DISTRICT NORTH OKANAGAN

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ATTACHMENT "A"

Attachment "2" – Guideline to Assess Requirements of Fire Storage Construction / Expansion for Developments



[1] - "Feasible" relates to water quality, lifecycle costing, and / or any other reasons as determined by GVW, for reservoir construction or expansion.
[2] - "Infill" means development in an existing pressure zone.
[3] - Contribution or latecomer fee required if another development is constructing the reservoir or expansion.
[4] - Unless otherwise approved by GVW, developments with fire storage requirements above 1,800m³ will not be permitted.

ATTACHMENT "B"

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Greater Vernon Advisory Committee**	**File No:**	**5720.04.02.02.2019.05**
FROM:	**Utilities Department**	**Date:**	**January 23, 2020**
SUBJECT:	**Bylaw 2650, 2013 – Greater Vernon Water Subdivision and Development Servicing – Guidance on Full Property Frontage**		

RECOMMENDATION

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development to extend water mains along the full property frontage at the owner/developer's cost with the ability to apply for a Development Variance Permit be maintained.

SUMMARY:

Staff started a review of *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* (Bylaw 2650) in early 2019, concentrating on three (3) specific topics for developments at Building Permit (BP) and Subdivision stages:

- fire flows,
- contributions for minimum pipe size, and
- extension of pipe mains along full property frontage.

The Board provided direction for fire flows and contributions for minimum pipe size in the fall of 2019 but the discussion for the requirement to extend pipe mains along full property frontage was delayed due to time constraints and is now being brought back for discussion and direction.

The Regional District of North Okanagan (RDNO) supports maintaining full frontage requirements at BP and Subdivision stages with the ability to apply for a Development Variance Permit (DVP). The current requirement conforms to industry standards and 11 out of 12 British Columbia (BC) communities surveyed require this.

BACKGROUND:

At the June 19, 2019 Board of Directors (Board) regular meeting, the following motions were carried:

> *"That the existing bylaw requirements for new development to design, install and construct all necessary upgrades at the owner/developer's cost to meet fire flow standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be maintained.*
>
> *That the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be maintained.*

ATTACHMENT "B"

> *That staff be directed to undertake a reassessment of estimates regarding new development at the building permit stage to pay the full contribution for minimum pipe main standards and in consultation with the City of Vernon and the District of Coldstream, bring back to a future Greater Vernon Advisory Committee for further discussion.*
>
> *That the existing bylaw requirements for new development to extend water mains along the full property frontage at the owner/developer's cost pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be maintained."*

At the June 19, 2019 Board regular meeting, staff indicated verbally that the next step of this update was to consult with the jurisdictions and bring back their comments for further discussion.

After consultation with partner jurisdictions, the following motions were carried at the November 20, 2019 Board regular meeting:

> *"That existing bylaw requirements for new development to design, install and construct all necessary upgrades at the owner/developer's cost to meet fire flow standards be maintained.*
>
> *That the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe size standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be eliminated."*

The discussion regarding extending water mains along full property frontage was deferred to a future meeting due to lack of time and which is being addressed in this report.

At the December 11, 2019 Board meeting, the following motions were carried:

> *"That Greater Vernon Water Subdivision and Development Servicing Amendment Bylaw No. 2814, 2019 be given First, Second and Third Readings; and further,*
>
> *That Greater Vernon Water Subdivision and Development Servicing Amendment Bylaw No. 2814, 2019 be Adopted."*

*Greater Vernon Water Subdivision and Development Servicing Amendment Bylaw No. 2814, 2019 (*Bylaw 2814) eliminated the requirement for new development at the BP stage to pay the full contribution for minimum pipe size standards where fire flow requirements and all other provisions of Bylaw 2650 are met.

DISCUSSION:

Staff started a review of Bylaw 2650 in early 2019. Due to the complexity of Bylaw 2650, staff initiated the review by concentrating on three (3) specific topics within Bylaw 2650 with the objective of reviewing and updating the rest of the bylaw once Board direction was provided for these three (3) topics.

Options

The three (3) topics within Bylaw 2650 under review deal specifically with development requirements at the BP stage. These are provided below with a summary of the status of this discussion for each option:

ATTACHMENT "B"

1) Fire flow requirements:

The Board endorsed a motion in November 2019 to maintain the current Bylaw 2650 direction that requires the owner/developer to install and pay for necessary upgrades to meet fire flow requirements of the bylaw. This was the preferred direction for the RDNO, District of Coldstream (DOC) and City of Vernon (COV) staff, aligns with industry standards and is consistent practice of all 12 BC communities surveyed by RDNO staff.

2) Minimum pipe size requirements:

The Board endorsed a motion in November 2019 to eliminate the Bylaw 2650 direction that required the owner/developer to provide a contribution for the minimum pipe main standards where the site meets fire flow standards.

In response, Bylaw 2814 was adopted by the Board in December 2019 that exempts (eliminates) the requirement for new development at the BP stage to pay the full contribution for minimum pipe size standards where fire flow requirements and all other provisions of Bylaw 2650 are met.

3) The extension of pipe mains along full property frontage:

Due to time constraints at the November 2019 Greater Vernon Advisory Committee (GVAC) meeting and the focus on the 2020 Greater Vernon Water (GVW) Budget at the December 2019 and January 2020 GVAC meetings, the discussion and direction for the extension of pipes along the full property frontage was never completed. The following discussion provides a summary of the current direction in the bylaw, the options provided with the rationale for each, consultation notes from each jurisdiction and the recommendation from the RDNO.

The authority for the requirement to extend new pipes along the full frontage of a property is as per Section 112.5 of Bylaw 2650:

> *"112.5 All Waterworks shall be installed by the Owner/Developer along the full frontage or the extension thereof furthest from the existing termination point of Waterworks except where it is essential that Waterworks be extended beyond the parcel to tie into RDNO watermains and/or where the Approving Officer has approved a phased subdivision with a separate plan of Subdivision required for each phase."*

Three (3) options were provided to the GVAC members for consideration moving forward:

a) *Maintain the current bylaw requirement* – as a condition of BP, the developer is required to construct the pipe main along the full frontage of their property or provide a non-refundable contribution for the full cost in cases where no connection to GVW is available yet or where it is premature to construct the main.

By constructing the pipe main, developers have the ability to enter into a Latecomer Agreement for excess or extended services with the potential to recuperate funds from other developers. Developers also have the ability to apply for a DVP to request that they not be required to complete the full extensions across their frontage. DVPs for this requirement have not been a common occurrence and since Bylaw 2650 was endorsed in 2013, staff have supported one (1) DVP for full frontage (Smart Centers in Vernon) which was approved by the Board. Staff will continue to support DVP applications where there is no foreseeable future need for an extension across the full property frontage to service adjacent properties, such as particular sections of

highway frontage, properties adjacent to a natural barrier, and other unique situations not currently contemplated within the bylaw.

This requirement has not always been required or enforced for GVW (or the historic utilities) and Attachment "A" provides a number of current examples in the GVW distribution system where this has impacted operations and/or will impact future developments. Attachment "B" provides a number of examples in the GVW area where new development will trigger pipe main extensions for servicing and outlines the potential impacts to the GVW distribution system and adjacent developers if this requirement is removed from the bylaw.

RDNO staff surveyed 12 BC communities as to their practices and 11 communities are consistent with Bylaw 2650 requirements for full frontage, with the exception of Penticton.

Staff recommend maintaining the current bylaw requirement, as it aligns to the prior direction that development pay for the full cost of development, aligns to industry Best Management Practices and ensures regulated and sequential growth.

b) *Incorporate construction of pipe mains to support developments within the Development Cost Charge (DCC) Program* – in this model, all future pipes not currently built but required in the future would be incorporated into the DCC Program, and developers would be provided a DCC credit if they are required to construct a planned pipe. This could make development in some areas (green field or end of the line) more desirable and affordable by sharing the costs to extend services to service some properties, but would increase the DCC rates. It may also encourage unsustainable, premature development in certain areas that could increase operations costs and result in poor water quality. Continual planning to update the network for future development would be required to ensure applicable pipe mains were within the DCC Program.

Some developers will dispute higher DCC rates to support areas with no benefit to their site that are not typically funded by DCCs. For example, infill developments that already front a pipe main will need to pay higher DCCs to service property frontages not currently serviced. Developers that create new public roads will bear the full cost of their new pipe main in addition to higher DCCs.

Staff does not recommend this option based on the increase in costs for all developers for what is typically considered a servicing cost for individual properties and factored into the land cost of the development site. In addition, infill developments would be subsidizing developments in non-serviced areas, which could potentially lead to urban sprawl and development contrary to the principles of smart growth.

Staff does not recommend this direction and have not completed an estimate of the cost or difficulty in choosing appropriate roads of this option at this time. Future analysis would be required to assess the costs if the Board wishes to explore this option.

c) *Remove this requirement at BP stage* – this would allow a developer to only extend a water main to a point required to support fire flows and servicing to their development. This would benefit the developer in potentially reduced costs, but could hinder development in other areas as the pipe main may not be extended in a timely manner and GVW will not pay to extend a main to support development.

In most cases, the cost savings gained by one developer are passed directly to the adjacent property owner when they wish to develop or simply want water service (Attachments "A" and "B"). In some cases, resulting dead ends will cause water quality issues which increase

operations costs and in some cases, require GVW to install a pipe main to create a loop to improve site specific issues, the cost which is borne by all GVW rate payers through the Capital works budget. Removing this requirement could inhibit GVW from requiring developers to install loops, increase costs to developers who are required to install loops and/or increase the costs to GVW by increasing the pipe lengths required to create a loop.

Staff does not recommend this option as there have been a number of examples in the past when this was not a requirement which has negatively impacted other developers and the GVW water system. It is also not consistent with industry standards.

Consultations

Staff met with the COV and DOC representatives in July 2019 to review proposed direction and the following is a summary of the comments received from each jurisdiction with the written submissions provided in Attachment "C":

District of Coldstream Comments – DOC staff supports removing the requirement to extend pipe mains along full property frontage for residential properties only. This option was not provided within the RDNO staff report.

City of Vernon Comments – the COV does not support maintaining the current conditions to require the extension of pipe mains along full frontage but has recommended a change in the bylaw to *"limit required works to existing mains or where works are necessary to support that development."* They reason that not changing the bylaw would result in the applicant having to provide funds for or build water mains where those works are not required or would result in delays by having to apply for a DVP.

RDNO Comments Regarding Comments Received – as additional input on this important topic of Bylaw 2650, RDNO staff provide the following comments:

This condition is an industry standard for utilities and 11 out 12 BC communities surveyed require it. This condition ensures sustainable, regulated and sequential growth and aligns full development costs to specific developments. It also supports system water quality in the long term by promoting water quality looping. Attachments "A" and "B" provide examples within the GVW system where prior practice has created inequities with different developments, where specific developments could be hindered by not requiring this condition or where long term water quality impacts could result.

RDNO staff will support a DVP where staff cannot foresee a pipe main extension being required. The DVP process is a long standing, standard and legislated process used by local governments. It allows the Board to consider the unique situations that can arise respecting individual properties that cannot be fully anticipated or detailed within a subdivision and development servicing bylaw.

In most of these cases, the site specific conditions must be reviewed in order to make a decision based on current and future servicing requirements and development; hence, making a generalized statement in the bylaw to cover which conditions full frontage would or would not apply to would be problematic to staff. In addition, the RDNO does not support an amendment to the bylaw to provide staff delegated authority to make the decision on DVP's. To ensure transparency, to avoid potential conflicts and to ensure that the Board maintains its discretionary powers under the Local Government Act, delegated authority to staff with regards to DVP's does not appear to be a reasonable option.

ATTACHMENT "B"

Enclosures:

- Attachment "A" – RDNO memorandum dated January 22, 2020 and titled "Examples of Current Issues in Greater Vernon Water Where Extensions of Water Mains Along Full Property Frontage Were Not Required"
- Attachment "B" – RDNO memorandum dated January 22, 2020 and titled "Examples of Potential Negative Impacts in Greater Vernon Water if Water Main Extensions Along Full Property Frontage Were Not Required in the Future"
- Attachment "C" – RDNO staff report dated May 28, 2019 and titled "Review of Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013"

Submitted by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Reviewed and endorsed by:

Stephen Banmen
General Manager, Finance

Approved for inclusion by:

David Sewell
Chief Administrative Officer

ATTACHMENT "B" ATTACHMENT "A"

REGIONAL DISTRICT NORTH OKANAGAN

MEMORANDUM

File No: 5720.04.02.02.2019.05
Date: January 22, 2020

TO: **Greater Vernon Advisory Committee**

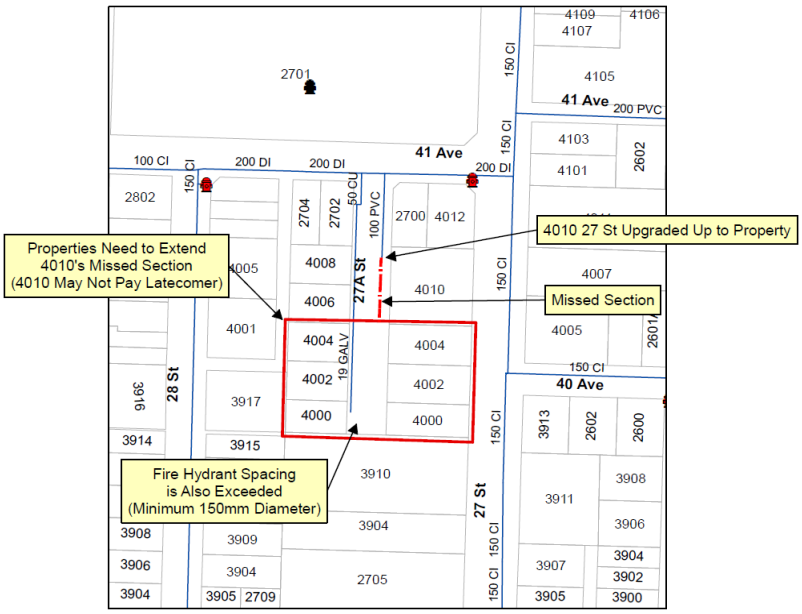
FROM: **Zee Marcolin, P.Eng., General Manager, Utilities**
Skyler Ganz, AScT, Engineering Technologist, Utilities

SUBJECT: **Examples of Current Issues in Greater Vernon Water Where Extensions of Water Mains Along Full Property Frontage Were Not Required**

PURPOSE:

To provide examples currently within Greater Vernon Water (GVW) where not requiring full property frontage extensions of water mains in the past is having an effect on future development and water quality.

Example 1



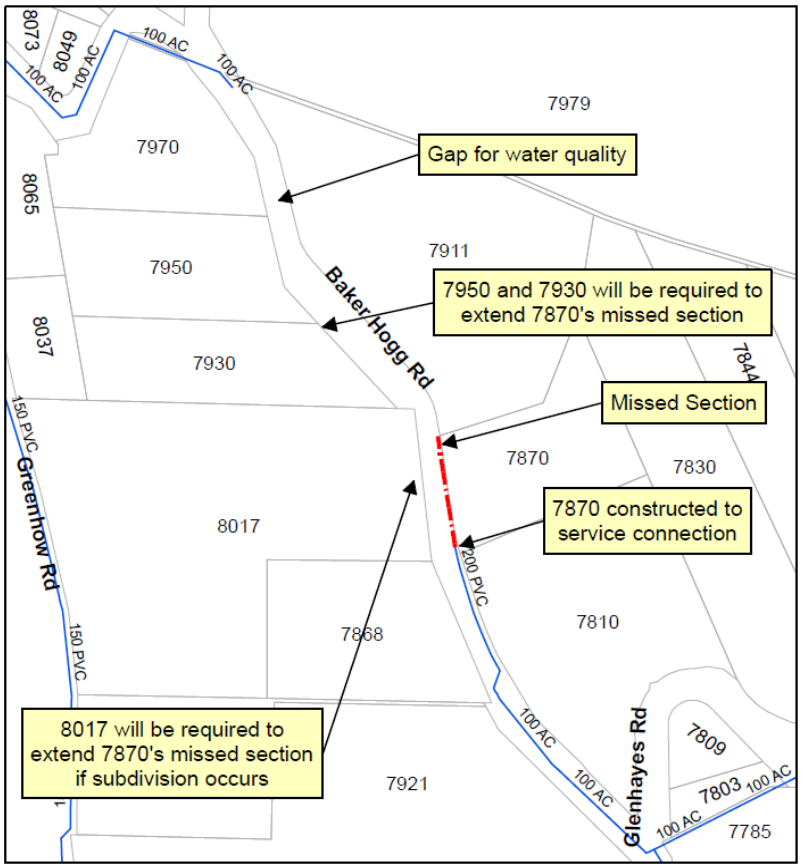
Impact to Developers - Longer Extensions & Missed Latecomers

In **Example 1**, based on the previous version of the GVW Subdivision and Development Servicing Bylaw, 4010 27 Street was allowed to construct a 100mm PVC water main on 27A St. up to their property line, only far enough to connect their service line to the water main. 4010 was able to develop for a cheaper cost and any other development beyond that property will incur higher development costs. For example, if 4004 27A St. is developed, it will need to extend the water

main across the frontage of the larger property of 4010, which is twice the size as that lot. If 4004 or the other properties were to construct the main, they could recoup a portion of the project costs via Latecomer Agreements from other properties, upon development, that benefit from the extension; however, they would not get a latecomer contribution from 4010.

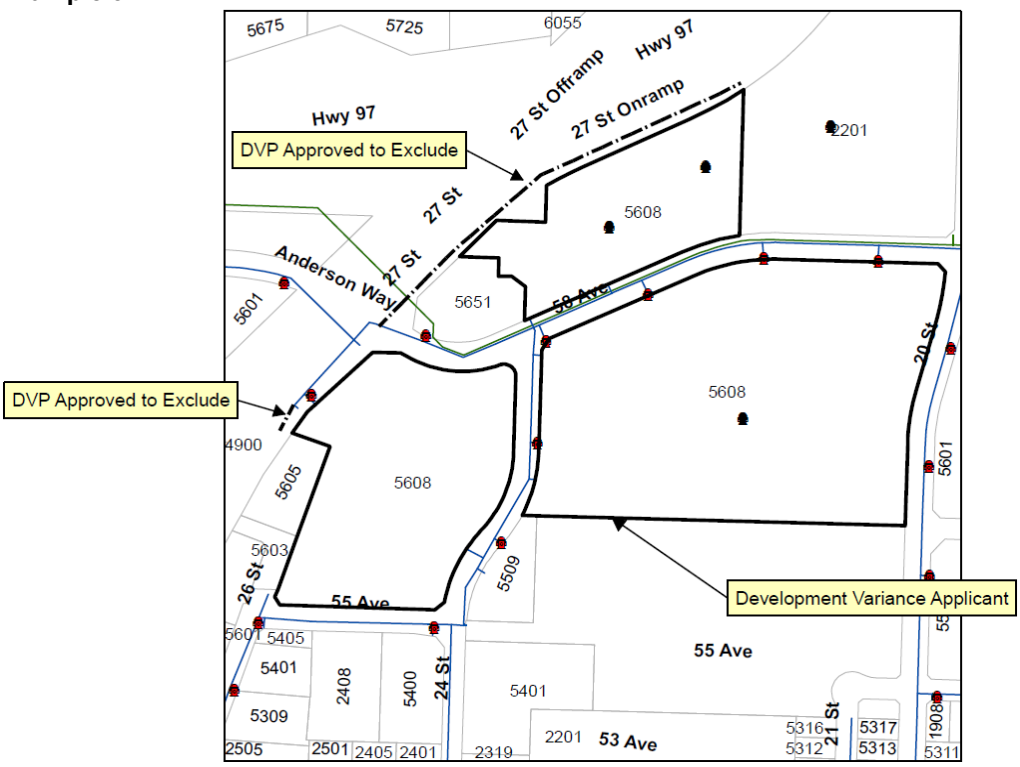
Example 2

In Example 2, 7870 Baker Hogg Rd extended the pipe main to the property line. If the full frontage requirement is removed, 8017 can likely subdivide and connect for no contribution to the pipe main and cause undue costs to the properties beyond to connect. This model does not align development costs, inhibits some developers from collecting latecomer fees and allows other developers to reduce their costs by externalizing cost burdens to another developer.



ATTACHMENT "B" ATTACHMENT "A"

Example 3



Development Variance for 5608 24 St (Homesense)

Example 3 demonstrates where GVW staff supported the Development Variance Permit (DVP) application of 5608 24 St so they were not required to install frontage upgrades that provide little-to-no benefit to GVW or the development. The DVP was supported by the Board. Staff will review and support future DVP applications where there is no foreseeable need for a pipe main.

ATTACHMENT "B"

ATTACHMENT "B"

REGIONAL DISTRICT NORTH OKANAGAN

MEMORANDUM

File No: 5720.04.02..02.2019.05
Date: January 22, 2020

TO: **Greater Vernon Advisory Committee**

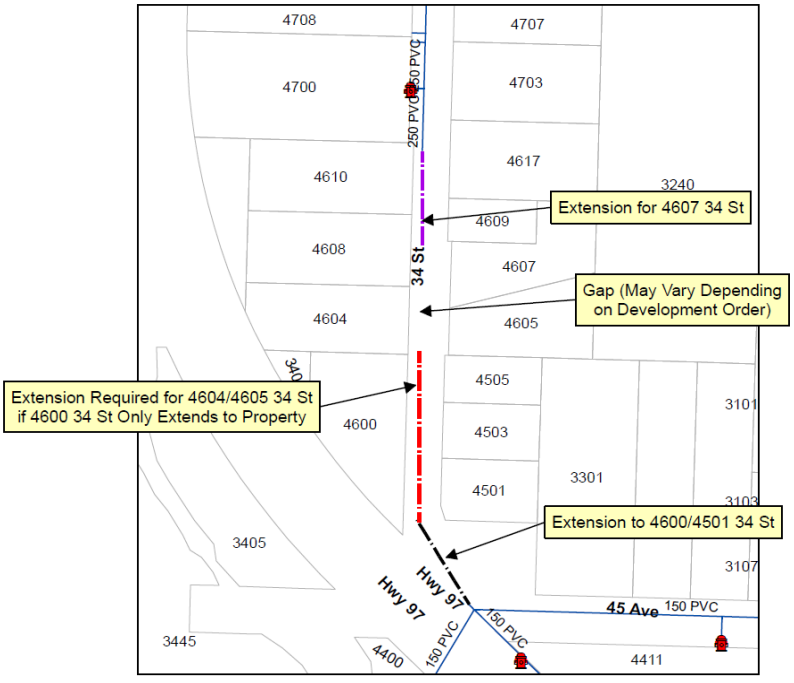
FROM: **Zee Marcolin, P.Eng., General Manager, Utilities**
Skyler Ganz, AScT, Engineering Technologist, Utilities

SUBJECT: **Examples of Potential Negative Impacts in Greater Vernon Water if Water Main Extensions Along Full Property Frontage Were Not Required in the Future**

PURPOSE:

To provide future examples within Greater Vernon Water (GVW) where not requiring full property frontage extensions of water mains will have an effect on future development and water quality.

Example 1



Impact to GVW - No Water Quality Loop

In **Example 1**, if 4600 34 Street was to develop and install a water main up to the property and not across the full frontage, 4503 34 St. and other northern developments would be required to extend the water main and pay for more upgrades. This may cause smaller properties and smaller developments to be in a cost-prohibitive situation that would prevent further development until other properties fronted or shared the cost. Exacerbating this situation is the possibility of gaps (water main dead-ends) where GVW would either be left with poor water quality at the end of water

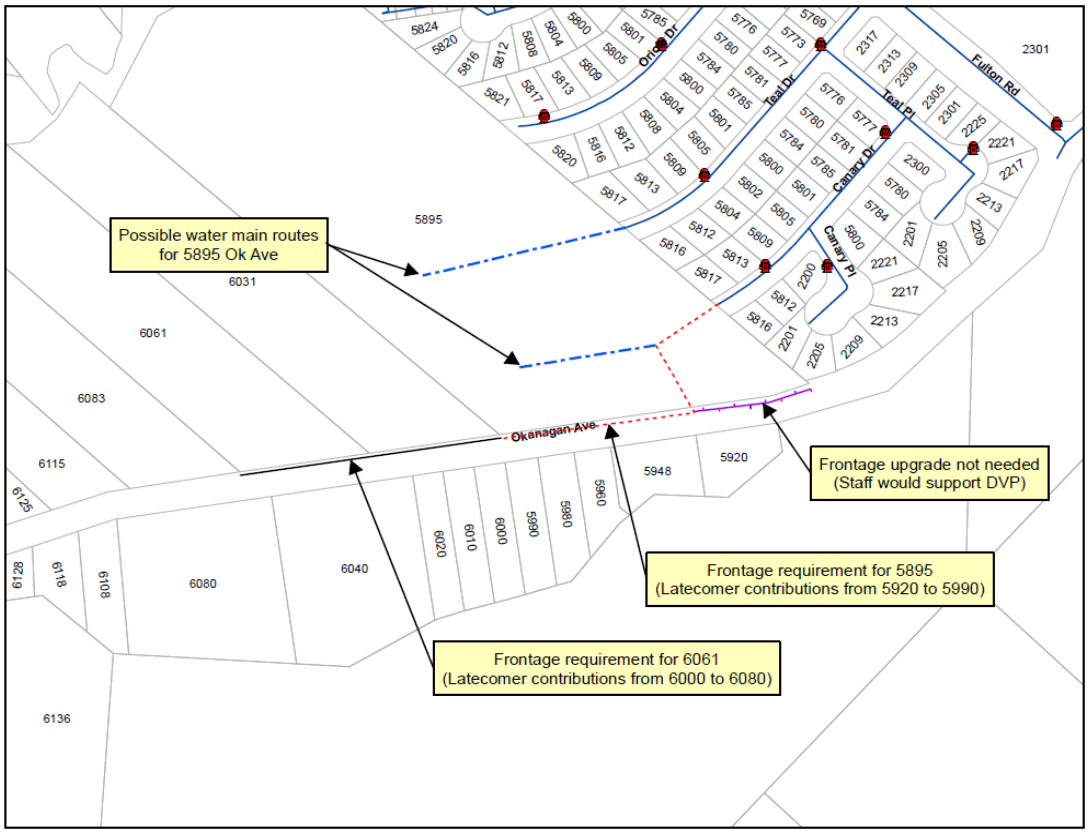
ATTACHMENT "B"

mains, increased operations costs or forced to front the construction costs to complete the water quality loop.

If 4600 34 St. constructed the water main across the full frontage, they may make an application for a Latecomer Agreement to recoup the costs equally shared amongst benefiting properties in the area that develop. If other properties construct the water main across 4600 34 St. (after 4600 34 St. develops), they would likely never receive a contribution (Latecomer payment) from 4600 34 St.

Example 2, is an area in Vernon that is not currently serviced with GVW or other community water service and hence no development has occurred other than single family homes and one (1) trailer park. It is an area with a high development potential once sewer and water are brought to the area; however, there are significantly different lot sizes with significantly differing abilities to develop. If full frontage is not required, then development could be slow and costs could be disproportionally borne by smaller lots with lesser ability to develop. Figure A demonstrates a development scenario with full frontage requirements, whereas Figure B shows a development scenario without.

Figure A – full frontage required

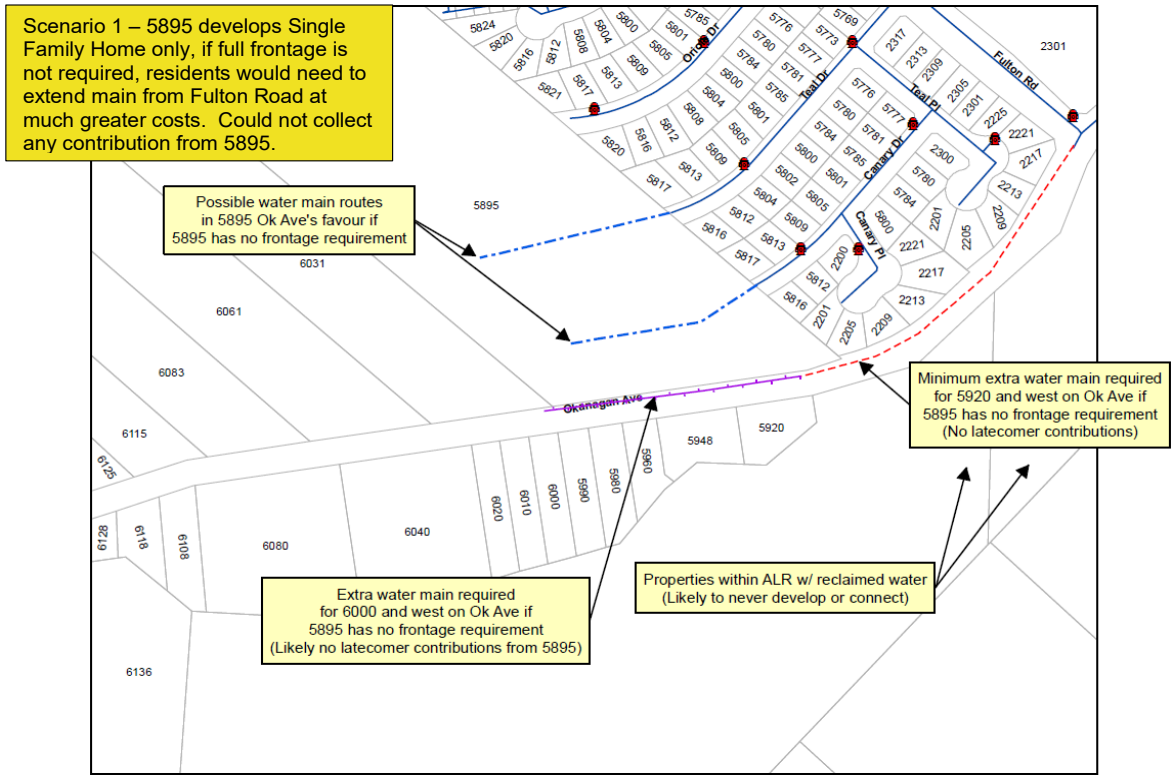


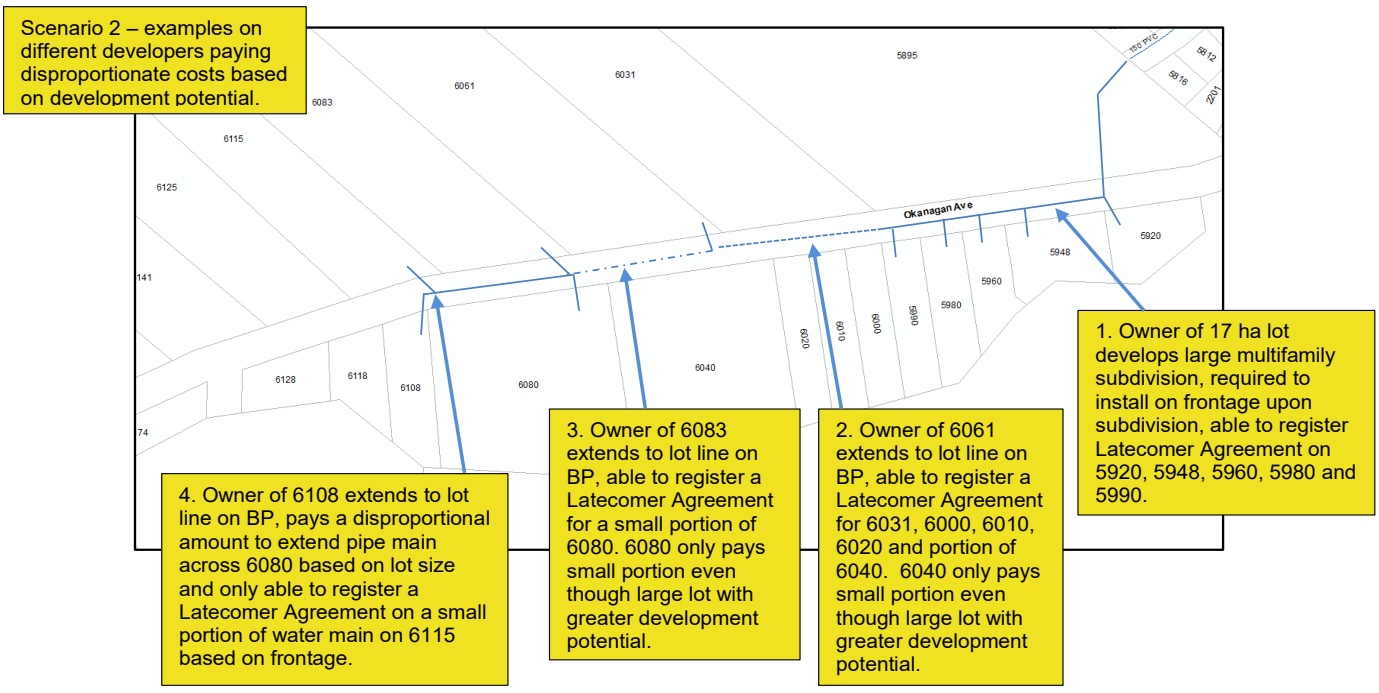
ATTACHMENT "B"

ATTACHMENT "B"

Subject: Examples of Potential Negative Impacts in Greater Vernon Water if Water Main Extensions Along Full Property Frontage Were Not Required in the Future

Figure B – two (2) potential scenarios if full frontage is not required





ATTACHMENT "B" ATTACHMENT "C"

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Greater Vernon Advisory Committee**	**File No:**	**5720.04.02.02.2019**
FROM:	**Utilities and Finance Departments**	**Date:**	**May 28, 2019**
SUBJECT:	**Review of Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013**		

RECOMMENDATION 1:

That the presentation dated June 4, 2019 by the General Manager, Utilities providing background to the *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be received for information.

RECOMMENDATION 2:

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development to design, install and construct all necessary upgrades at the owner/developer's cost to meet fire flow standards pursuant to *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be maintained.

RECOMMENDATION 3:

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be maintained.

RECOMMENDATION 4:

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development to extend water mains along the full property frontage at the owner/developer's cost pursuant to *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be maintained.

ATTACHMENT "B" ATTACHMENT "C"

ALTERNATE RECOMMENDATIONS

There are two different alternate recommendations related to Recommendation 3.

ALTERNATE RECOMMENDATION 3:

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be eliminated.

Or

That it be recommended to the Board of Directors, that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* be maintained for industrial, commercial and institutional development, but eliminated for residential development.

SUMMARY:

Staff is beginning a process to review the *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* and is seeking Board direction on development requirements before any changes are incorporated into a more comprehensive bylaw amendment.

This report covers development at the building permit stage in relation to fire flow, minimum pipe size and the extension of pipe mains along full property frontage.

The discussion is focused on infill development of existing lots through the building permit process. No changes are being contemplated in relation to subdivision as part of this report.

DISCUSSION:

A full review of the Greater Vernon Water Subdivision and Development standards was completed by staff in 2012 and 2013, with the efforts culminating into the *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013* (Bylaw 2650) available on the Regional District of North Okanagan (RDNO) website at http://www.rdno.ca/bylaws/BL_2650_C.pdf. Since adopted, two amendments have been made:

- Bylaw 2740, 2017 – provides the Board authority to approve or not approve low density subdivisions as well as minor wording updates, and
- Bylaw 2808, 2019 – removes all metering requirements and references the Greater Vernon Water Metering Bylaw No. 2731, 2019 in order to consolidate all metering requirements into one bylaw to reduce confusion and possible conflicts.

The standards in Bylaw 2650 have now been implemented for five years, including through a peak building cycle. Staff plan on reviewing and updating Bylaw 2650 to better reflect the current policies and direction of the Board. Due to the complexity of Bylaw 2650, staff plan on completing the update in sections and in consultation with the partner jurisdictions over the next few months. Staff will also obtain a legal review to ensure conformance with the *Local Government Act* (LGA) and case law.

This report is to review the following specific development requirements at the building permit (BP) stage:

1. fire flow requirements,
2. minimum pipe size requirements, and
3. the extension of pipe mains along full property frontage.

These sections have been contentious to varying degrees with the development community, hence staff is seeking direction from the Board as outlined in the following sections. Information on each issue, potential funding strategies and staff recommendations are provided; however, the Board may provide alternative direction.

Due to the development history of Greater Vernon Water (GVW) (the amalgamation of three (3) large water utilities with different client focuses) and changing standards, GVW has a deficiency in fire flows in some areas and/or does not meet other current Industry Best Management Practices (BMP); therefore, upgrades are required to meet these standards.

The main issue at hand is funding strategies for completing the required upgrades. Simply put: Who pays for upgrades to the system? There are generally two (2) main funding sources for upgrades; developers or the existing ratepayers. Grant funding is sometimes available, but is limited, is generally for new infrastructure, and is not available to assist development.

Currently, ratepayers typically complete upgrades when infrastructure renewal occurs or with increasing water quality standards (i.e. treatment plants). Ratepayers fund projects through water rates and fees that are set based on the Operational and Capital Budgets. These budgets are set annually and are based on specific projects identified through such strategic documents as the Master Water Plan and Asset Management Plan (AMP). The AMP strategy for renewal generally focuses on replacing infrastructure at the end of life. Pipe renewal projects use the number of breaks, consequence of breaks and/or loss of service, age, material, and soil corrosivity as criteria to prioritize pipe renewal projects. Capacity for meeting fire flows is not a criteria, although all new capital projects are designed and constructed to meet fire flow standards and industry BMPs.

Strategies for funding upgrades by development is to either:

1. include as a condition at the time of development or,
2. include upgrades within the Development Cost Charge (DCC) Bylaw.

Under the *Local Government Act*, GVW can only require upgrades at the time of development with conditions provided in the subdivision bylaw. Conditions for development approval generally occurs at the building permit and subdivision stages, but may also occur at the Official Community Plan (OCP) or zoning stages of development.

Inclusion of a project within the DCC Program is applied as a charge against all applicable development; however, under the provincial DCC Best Practices Guide, DCCs paid by developers must be used for projects that help facilitate development, not for projects that fix existing system deficiencies. The Inspector of Municipalities must approve DCC bylaws prior to adoption and requires that local governments follow the Best Practices Guide.

The GVW DCC bylaw is currently being updated and will be brought before the Greater Vernon Advisory Committee (GVAC) and the Board after these funding discussions are completed. The general philosophy of the current draft DCC bylaw is that projects that benefit all GVW or are to the benefit of

many future developments are included. Projects that only benefit one or a few developers are not included in the DCC Program because these projects are more appropriately categorized as developer constructed projects.

It should be noted that any direction provided at this time is with regards to specific development requirements at the building permit stage. This report and discussion is not meant to amend the water infrastructure requirements related to OCP, zoning and subdivision processes.

1) Fire Flow Requirements

Providing adequate fire flow is extremely important to the wellbeing of the community as a whole and to the specific site under development as follows:

- Community Benefits - The Fire Underwriter Survey (FUS) sets fire protection standards and provides a grade for communities that impact the entire community's insurance rates. The grade is based on a number of criteria such as community risk, service delivery provided by the fire department, delivery and storage availabilities of the water system and fire prevention activities. The FUS understands that communities cannot address all their deficiencies at once, but expects continual improvements to meet standards. The FUS strives to complete community grade assessments every five (5) to 10 years to account for improvements over time (or in some cases, degradation of service).
- Developer Benefits - Meeting the FUS standards at a specific site benefits the developer who receives increased land values, enhanced fire protection and lower property insurance premiums.

Bylaw 2650 has numerous conditions set out to ensure adequate fire flows are implemented at all stages of development to meet BMPs and FUS standards. The ability of fire flows to be provided to a specific location is impacted by pipe sizes, fire storage in reservoirs, and capacity of existing development. Fire flows are applied to a property based on zoning with industrial, commercial and institutional (ICI) and multi-family developments requiring higher fire flows and reservoir storage requirements than single family residential developments.

Due to an increase in standards over time, the age of the water system, the transition from an irrigation only system in parts of the service area, and a change in the types of development and building form over time (single family to multi-family and ICI), there are areas within the service boundary of GVW that are deficient in providing fire flows. This situation is not unique to GVW compared to other water systems.

A Class 'D' estimate of this deficiency is approximately $90 million (i.e. the cost for GVW to upgrade all pipes and facilities to meet current fire flow standards). Many of these pipes and facilities are still in good or average condition, and hence are not due for replacement or renewal for many years.

Sections B.11 and B.12 of Bylaw 2650 provide the standards required for fire flows and storage for the GVW system which meet provincial standards, industry BMPs and/or FUS standards. As a condition of the issuance of a BP, zoning or subdivision approval, GVW requires the proposed development to construct and pay for the upgrades required to provide appropriate fire flows to their site, as per the following sections of Bylaw 2650:

> *112.1 All Waterworks required to be designed, constructed and installed at the expense of the Owner/Developer shall be designed, constructed and installed to the standards prescribed in this bylaw (before the Approving Officer approves the subdivision or the Building Inspector issues the building permit) unless the Owner:*

a. Deposits with the RDNO a cash deposit, or an irrevocable Letter of Credit in a form prescribed in Schedule D (Form D-1) attached hereto and forms part of this bylaw (and from a financial institution, acceptable to the RDNO), in the amount of 125% of the estimated construction cost, as estimated by the Owner/Developer's Professional Engineer and accepted by the Municipal Engineer, are required for installing and paying for all Waterworks required under this bylaw; and

b. Enters into a Servicing Agreement in the form prescribed in Schedule C attached hereto and forming part of this bylaw, with the RDNO to construct and install the required Waterworks by a specified date or forfeit to the RDNO the amount secured by the Security Deposit.

There are certain areas where fire flows or storage to the current standard may not be achievable at the current time; however, development is still approved (typically with conditions such as a covenant on the property) and a non-refundable cash contribution is collected for future works in the area as per the following section of Bylaw 2650:

112.1.c. Where the physical construction of part or all of the Waterworks required under this bylaw is considered by the Municipal Engineer to be premature or to create risk to public safety, then the requirement to construct will be fulfilled by the forfeiture of a cash deposit equal to 120% of the amount to construct the Waterworks based on the Owner/Developers Professional Engineer's design in accordance with this bylaw and estimated by the Municipal Engineer to cover the cost of the required Waterworks. This cash deposit will be used by the RDNO at a time in the future, chosen by the RDNO in its sole discretion, to construct such Waterworks.

With respect to fire flow, this bylaw provision has been used for new development in situations that require a reservoir benefitting a large service area with many property owners.

Where works are constructed in excess of what is required for a development or are extended past other properties that will benefit from the works, a developer is entitled to a Latecomer Agreement to potentially recoup a portion of their upfront cost.

Generally, meeting fire flow requirements is not an issue for developers at the OCP, zoning or subdivision stages. The most consistent complaint registered by developers is that some have not found out about the fire flow requirements until the BP stage, which can delay their project or challenge the project's financial viability. A developer's lack of knowledge about the fire flow requirements or the development site's available fire flow is more likely in scenarios where the property had not just proceeded through an OCP, zoning or subdivision process.

The RDNO has been working with the partner jurisdictions to provide advanced notice of potential offsite works through the development application process; however, it is often not possible if the developer does not make a development or modelling enquiry before they apply for a BP. In addition, staff only complete perfunctory reviews due to liability issues and the applicant is required to retain an engineer to complete more detailed designs for servicing.

In 2018, staff commissioned a study to review conveyance of fire flows in downtown Vernon to ensure capital works and pipe main replacements were being sized for growth projections according to the OCP and zoning. The study was extremely useful for staff in planning projects and a similar study for the entire network is included in the 2019 GVW budget. One of the study outcomes will be to map the areas that have insufficient fire flows to assist the development community in identifying fire flow

ATTACHMENT "B" ATTACHMENT "C"

deficient areas at the planning stage and to assist staff in appropriate sizing of pipe mains to sustain long term growth. Nonetheless, it is important to note that fire flow requirements can change based on development type, zoning, building form, and additional infill, and the map will only be provided as a guide.

With respect to fire flow requirements at the building permit stage, the following is a review of various options that could be considered to incorporate into the Bylaw 2650 update. The staff recommendation is Option 1a.

1a. Maintain the current bylaw requirements – this option would maintain the condition on all development (including upon BP) the requirement of the developer to pay for upgrades to ensure fire flows are adequate to service their site to meet the bylaw standards. These are benefits that are directly attributable to the developer. In certain areas where reservoir storage or a pump station are deficient, a proportionate contribution may be required instead. This condition reduces an unnecessary burden on, and a shift in costs to, existing ratepayers of replacing infrastructure prematurely that still has service life left. It also aligns with the direction that development pays for its full cost to develop, not subsidized by existing ratepayers.

Staff completed a benchmarking exercise with 12 other BC communities (Attachment “A”) and all communities surveyed were consistent with GVW’s current policy that requires the developer to pay for upgrades to achieve fire flows to their property.

Staff recommends to maintain the current bylaw requirements to maintain Industry Best Practices and ensure the long term viability of the water system.

1b. Provide a credit based on the life of the pipe/facility – this option stems from a view expressed that the community benefits from a developer providing a new pipe prior to when it would have otherwise been replaced by GVW, and a credit should be given based on the amount the community is benefiting from now having a new section of pipe. For example, if an 80 year pipe renewal lifecycle is attributed to all pipes and the developer must upsize the pipe to accommodate fire flows when it is 40 years old, then they should be provided a credit (or refund) for 50% of the pipe replacement costs as the community is gaining an extra 40 years until renewal.

This methodology would be very problematic from a budgeting perspective as the capital budget would be dictated by developers, as opposed to the priorities of GVW and the RDNO. It would result in large water rate increases for all water users to fund the added cost to the water system. In addition, staff is moving away from using a set lifecycle age to assess when a pipe is require to be replaced and are basing replacement on other factors (i.e. number of breaks, soil conditions, risk, population served, etc.) with the goal of extending the useful life of a pipe. Staff is also reviewing options of extending life through others means, such as lining pipes and adding corrosion protection. Hence, life cycle costing based on estimated life may be inaccurate causing an unnecessary burden on ratepayers.

This is not a feasible option. Since it is unlikely that this methodology is used anywhere else in the Province, it could also be argued that it would be providing a benefit to business, and thus is not a legally valid option. Staff does not recommend this model and would need to further assess financial and legal implications of this option before it was considered further.

1c. Incorporate pipe replacements required for fire flow into the Development Cost Charge (DCC) program – in this model, all pipe replacements to meet fire flow standards would be incorporated into the DCC program. Developers would be provided a DCC credit if they were required to build a pipe that was required to meet fire flows.

This could make development in some areas more desirable and affordable by sharing the costs of upsizing mains for fire flow across all future developers, but it would increase the DCC rate substantially. The infrastructure deficit related to fire flow is about $30 million for upsizing pipes and $60 million for pump stations & reservoirs. Based on this high level cost estimate, this would increase the DCCs by approximately 220%, or $4,800 per single family unit for upsizing pipes only (based on $30M divided by 6,276 units from the recent Greater Vernon Parks DCC Program growth projections). The current GVW DCC is $2,180 per single family unit, and the next DCC bylaw is already anticipated to raise the GVW DCC significantly without including fire flow deficiencies within the program.

To include pipe replacements for fire flow into the DCC Program, the work scope of the network modelling project would need to expand to a finer level of detail than currently planned and would require increased staff resources. In addition, this funding model would be problematic in that the use of DCCs would be directed based on developers' needs, rather than the capital works priorities of GVW and the RDNO (similar to option 1b).

Despite the above DCC discussion, DCCs are not to be used to fix existing system deficiencies. Under the DCC Best Practices Guide, existing system deficiencies must be funded by existing users, not through DCCs. The Inspector of Municipalities will not approve the DCC bylaw if existing deficiencies are specifically built into the DCC Program; however, where trunk mains and reservoirs are undersized for future development needs, these types of infrastructure replacements will be included in the DCC Program. In cases where specific DCC projects also resolve existing fire flow deficiencies, then that will be a positive, but secondary benefit for the overall water system.

This is not a feasible option. Staff does not recommend this option because adding existing system deficiencies to the DCC Program is contrary to the DCC Best Practice Guide and the DCC bylaw will not be approved by the Inspector of Municipalities.

It should be noted that staff will be introducing the inclusion of a miscellaneous oversizing DCC project in the upcoming DCC bylaw update to upsize water mains to larger diameters than what the developer requires (over and above fire flow requirements) when oversizing will benefit other downstream development (i.e. developer needs a 150 mm and GVW wants a 250 mm for future development).

1d. Remove fire flow requirements at BP stage – in this model, development on existing lots with proper zoning and OCP designations would not have to provide fire flow to their development site at the building permit stage. Fire flow requirements would still need to be met at the OCP, zoning and subdivision stages.

This option is not recommended as reducing standards to allow new development to be constructed without adequate fire flow creates an unacceptable level of risk and liability for the RDNO, GVW partner municipalities, future property owners and tenants, and neighbouring properties.

If this option were to proceed, properties should be required to add a covenant to their title as a condition of the building permit limiting the owner's right to sue the RDNO and partner jurisdictions, and indicating that they do not have sufficient fire flows until the pipe mains are upsized. Likely outcomes of this option include a reduction in the value of the development, higher property insurance rates due to the lack of proper fire protection, and increased risk to neighbouring properties from the risk of fire.

No community surveyed has used this option.

In summary with respect to fire flow requirements, Options 1b, 1c and 1d are not feasible and are not recommended. Staff recommend that the current bylaw requirements be maintained within Bylaw 2650.

Fire flow requirements are generally the least contentious issue in terms of potential water infrastructure and costs being applied to new development.

In addition, a change from the existing bylaw requirements would shift the cost of improvements that are typically developer-paid at the time of development to existing water users, resulting in higher water rates. If GVW were to borrow $30 million to fund the upsizing of only the pipes related to existing fire flow deficiencies, the resulting 20-year debt payment would increase water rates by approximately 10%.

No changes to fire flow requirements should be contemplated. If any of the other options above (1b, 1c and 1d) are moved forward, further study will be required to assess funding implications, liabilities and impacts.

2) <u>Minimum Pipe Size Requirements</u>

This bylaw requirement discussion is also being focused on the building permit stage related to the development of existing lots with proper zoning and OCP designations, as well as meeting the required fire flow standards.

Bylaw 2650 has minimum pipe size standards per section B.12.1 to ensure the development of the water system supports current and future fire flows and hydraulic consistency as per industry Best Management Practices:

> *B.12.1 The water system must be designed based on the following design parameters to provide day-to-day domestic requirements and also must provide capacity, minimum/maximum pressures and velocity specified in this Section to meet the following conditions:*
>
> *a) Maximum day demand plus fire flow,*
> *b) Peak hour demand, and*
> *c) Minimum water main sizes shall be as follows:*
> *i) Residential – low and medium density: 150 mm (except for unlooped dead end watermains the minimum diameter may be 100 mm)*
> *ii) Commercial, Residential High-Density, Institutional: 200 mm*
> *iii) Industrial: 250 mm*

Currently under Bylaw 2650, if a development has sufficient fire flows to the site, but does not meet the minimum pipe standards per section B.12.1, GVW requires a non-refundable contribution for the full cost to upsize the water main to minimum standards if the pipe is not at the end of life. The “full cost” only includes the pipe and trench and does not include service connections, traffic control, curb/gutters or other project costs. The RDNO holds the contribution within deferred revenue to be spent in the future during the construction of the project when required, typically during renewal when the pipe will be upsized.

The minimum pipe size requirement is generally not an issue during rezoning or subdivision or any development where new pipes must be extended to service the site. It has been unpopular with the development community during building permit stage when there is adequate fire flow to a site, despite the existing water main not meeting minimum pipe size requirements under the bylaw.

ATTACHMENT "B" ATTACHMENT "C"

Options to consider incorporating into the Bylaw 2650 update (depending on legal review) are:

2a. Maintain the current bylaw requirement – as a condition of BP, the developer is required to provide a non-refundable contribution for the full cost to upsize the pipe main to the minimum standard. This does not impact new developments which must build the infrastructure to these standards. The cost to developers can vary widely depending on the type of development and property frontage.

According to legal advice, latecomers only apply to infrastructure that is built, hence no latecomer is available on cash contributions in-lieu of works; however, developers have the ability to apply for a Development Variance Permit (DVP) to request that they not be required to construct the works as per Bylaw 2650 (and thus not required to pay the contribution in-lieu).

This policy reduces the burden on existing ratepayers, aligns to the prior direction that development pay for the full cost of development and aligns to industry Best Management Practices; however, it has been expressed by the development community that if fire flows are adequate for the site, the contribution should not be required at the building permit stage.

2b. Require a contribution of 50% of the pipe length – this view is to accommodate the fact that there are properties benefiting on both sides of the street, yet a Latecomer Agreement is not available for contributions in-lieu. The discussion is similar to 2.a; however, less money would be collected for each project. Legal advice has indicated that collection of 50% of costs as a non-refundable contribution would not conform to the LGA as this may suggest that the works are not actually required, and hence this option is not recommended.

2c. Require only if capacity at the site is increased – pipes are sized for fire flows plus maximum day demand (MDD) to ensure that there is still water service to customers during a fire. Some developments are neutral in capacity (i.e. replacing a single family unit (SFU) with another SFU), whereas others increase the demand on a water main, and hence consume excess capacity of the water main (i.e. infill development that replaces a SFU with multi-family units) where eventually the fire flows plus maximum day demand (MDD) will be reached.

This model would only require developments upon BP utilizing existing pipes to provide a contribution if their development increased the current site water use capacity. Many developments would not be impacted as they are not increasing the required capacity of the site. This would impact some infill developments that increase site capacity, such as a commercial property that only had a store front redeveloping into a commercial business that sets up a microbrewery.

This option incorporates a fairly unique methodology. Further investigation would be required to assess its feasibility and implications and policy on implementation would need to be developed.

2d. Require the developer to construct to the minimum standard – in this option, the RDNO could require the developer to construct the pipe on their full frontage to the minimum pipe size standard. This option would allow the developer to enter into a Latecomer Agreement to potentially recoup some of the upfront cost, GVW would obtain the required minimum pipe size, and the RDNO would not have to administer a contribution in-lieu of works in a deferred revenue account.

Ultimately, this option of replacing a small section of main along a property frontage would be an inefficient method of construction, would be more disruptive to the community, does not utilize the full life of the existing infrastructure, and would cost the developer more than the current practice of paying a contribution in-lieu of the works. This option is not recommended.

2e. Collect a contribution for the difference to upsize the pipe – this would include collecting the difference between installing the required main size verses the current main size and requiring the developer to provide a contribution for this amount. This view is that the existing main is part of the assets of the system and infrastructure renewal costs should be attributed to the existing users and the developer should only be responsible for the cost to upsize to the minimum size. The issue with this option is that only small amounts will be collected and will reduce in value over time while increasing administrative costs for the RDNO. For example, the RDNO is carrying a number of service installation contributions for $450 in the GVW deferred revenue from the 1980s, whereas installs for a 19mm service currently costs $5,500. Due to the increased administrative costs for low value contributions, this method is not recommended.

2f. Remove this requirement at BP stage – if fire flows are met, then no contribution for minimum pipe size would be required at the BP stage. Minimum pipe size requirements would still need to be met at the OCP, zoning and subdivision stages.

A sub-option to consider is the removal of this requirement for residential development at the BP stage (where fire flows are met), but maintain the pipe size minimum requirements for ICI development.

It should be noted that there is a financial risk to a future developer utilizing the same water line in the same general area that may no longer have sufficient fire flows and will be required to pay significantly more to replace a particular water line to provide fire flows, without the prior incremental contribution(s) of the previous developer(s).

Of the twelve (12) communities (Attachment “A”) contacted, all have minimum pipe size specifications which are a requirement when new development occurs. Only Salmon Arm collects a non-refundable contribution for 100% for minimum pipe size deficiencies on BP, if fire flows are met, three (3) communities indicated they collect based on varying circumstances, but typically don’t and five (5) indicate they do not collect contributions at the BP stage as long as the site has fire flows that meet standards.

Staff recommend that the Board approve either option 2a (maintain current bylaw requirement) or option 2f (remove minimum pipe size at BP stage, if fire flows are met), or a combination of the two (2) options depending upon building type.

If the GVAC would like to endorse option 2a (maintain current bylaw requirement) for the Board’s consideration, then the following motion should be passed:

Recommendation 3:

That it be recommended to the Board of Directors that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be maintained.

If the GVAC would like to endorse option 2f (remove minimum pipe size at BP stage, if fire flows are met) for the Board’s consideration, then the following motion should be passed:

Alternate Recommendation 3:

That it be recommended to the Board of Directors that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe

main standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be eliminated.

If the GVAC would like to endorse a combination of option 2a and 2f depending on building type, then the following motion should be passed:

Alternate Recommendation 3:

That it be recommended to the Board of Directors that the existing bylaw requirements for new development at the building permit stage to pay the full contribution for minimum pipe main standards pursuant to Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013 be maintained for industrial, commercial and institutional development, but eliminated for residential development.

Staff does not recommend options 2b (collecting 50%), 2c (require if increasing capacity), 2d (constructing immediately along frontage) or 2e (collecting the difference for upsizing) due to the potential legal implications, construction inefficiencies, increased community disruption and/or increased administration. If the GVAC or the Board is interested in potentially pursuing one of these other options, then further examination of the legal and financial implications and system impacts will need to be completed.

3) Pipe mains along full property frontage

Section 112.5 of Bylaw 2650 requires that pipe mains are extended along the full frontage of a property during development to ensure that continual improvement to the entire system occurs to support current and future growth and development:

> *112.5 All Waterworks shall be installed by the Owner/Developer along the full frontage or the extension thereof furthest from the existing termination point of Waterworks except where it is essential that Waterworks be extended beyond the parcel to tie into RDNO watermains and/or where the Approving Officer has approved a phased subdivision with a separate plan of Subdivision required for each phase.*

3a. Maintain the current bylaw requirement - as a condition on development, including BP, the developer is required to construct pipe main along the full frontage of their property or provide a non-refundable contribution for the full cost in cases where there is a pipe planned, but no connection to GVW is available yet or where it is premature to construct the main. The cost to developers can vary depending on the property frontage.

Developers have the ability to enter into a Latecomer Agreement for excess or extended services. GVW is updating the DCC bylaw and plans to include a miscellaneous oversizing portion and hence will be able to contribute for oversizing in the future, which will also limit Latecomer Agreements.

Developers also have the ability to apply for a DVP to request that they not be required to complete the full extensions across their frontage. Staff will continue to support DVP applications where there is no foreseeable future need for an extension across the full property frontage to service adjacent properties, such as particular sections of highway frontage, properties adjacent to a natural barrier, and other unique situations not currently contemplated within the bylaw.

Bylaw direction in all the communities surveyed are consistent with the current bylaw requirements, with the exception of Penticton (Attachment “A”).

ATTACHMENT "B" ATTACHMENT "C"

Staff recommend maintaining the current bylaw requirement, as it aligns to the prior direction that development pay for the full cost of development, aligns to industry Best Management Practices and ensures regulated and sequential growth.

3b. Incorporate construction of pipe mains to support developments within the DCC Program – in this model, all future pipes not currently built but required in the future would be incorporated into the DCC Program, and developers would be provided a DCC credit if they are required to construct a planned pipe. This could make development in some areas (green field or end of the line) more desirable and affordable by sharing the costs to extend services to service some developers to all developers, but would increase the DCC rates. It may also encourage unsustainable, premature development in certain areas that could increase operations costs and result in poor water quality. Continual planning to update the network for future development would be required to ensure applicable pipe mains were within the DCC Program.

Some developers may complain about higher DCC rates to support areas with no benefit to their site and are not typically funded by DCCs. For example, infill developments will need to pay higher DCCs to service property frontages not currently serviced.

Staff does not recommend this option based on the increase in costs for all developers for what is typically considered a servicing cost for individual properties and factored into the land cost of the development site. In addition, infill developments would be subsidizing developments in non-serviced areas, which could potentially lead to urban sprawl and development contrary to the principles of smart growth.

Staff have not completed an estimate of the cost of this option at this time and future analysis would be required to assess these costs.

3c. Remove this requirement at BP stage – this would allow a developer to only extend a water main to a point required to support fire flows to their development. This would benefit the developer in potentially reduced costs, but could hinder development in other areas as the pipe main may not be extended in a timely manner and GVW will not pay to extend a main to support development.

The cost savings gained by one developer are passed directly to the adjacent property owner when they wish to develop or simply want water service.

Staff does not recommend this option as there have been a number of examples in the past when this was not a requirement and negatively impacted other developers and the GVW water system.

Staff recommend that the current bylaw requirement be maintained within the Subdivision and Development Bylaw update. If 3b is moved forward, further study will be required to assess funding implications, liabilities and impacts (both positive and negative).

Enclosure:

Attachment “A” - Table 1 - Summary of Benchmarking Survey completed in May 2019

ATTACHMENT "B" **ATTACHMENT "C"**

Submitted by:

Zee Marcolin, P.Eng.
General Manager, Utilities

Submitted by:

Stephen Banmen
General Manager, Finance

Approved for inclusion by:

David Sewell
Chief Administrative Officer

ATTACHMENT "C"

ATTACHMENT "B"

ATTACHMENT "A"

Table 1 - Summary of Benchmarking Survey completed in May 2019

Jurisdiction	Upgrades for fire flow[1]	Minimum diameter[2] (mm)	Exceptions for Minimum Pipe Size	Collect Cash in Lieu[3]	Full Fronted required
GVW (current)	Yes	C - 200 I - 250 R - 150	Residential - Unlooped dead end watermains, minimum diameter of 100 mm. ICI - no exceptions	Yes 100%	Yes
Lake Country	Yes	C - 200 I - 200 R - 200	Residential - 100 mm diameter allowed for domestic service on dead-end roads where no further extension is planned.	No	Yes
Kelowna	Yes	C - 200 I - 200 R - 200	Residential - Looped mains less than 500 m in Single Family subdivisions can be 150 mm if adequate flows are provided. Residential short cul-de-sacs where no expansion is planned and no fire hydrants or fire sprinklers are required, 100 mm diameter is allowed. 100 mm allowed for domestic service in systems with separated fire/ irrigation.	No	Yes - if plans to continue with main.
West Kelowna	Yes	C - 200 I - 200 R - 150	No	No	Yes - if plans for downstream development
Armstrong	Yes	C - 200 I - 250 R - 150	Residential - Low density residential cul-de-sacs where no extension is possible, 100 mm is allowed downstream of the last hydrant.	Yes can, but typically have upgrades done if required.	Yes
Penticton	Yes	C - 200 I - 250 R - 150	Residential - Any watermain that services a fire hydrant must be at least 150 mm. No minimum defined for watermains not servicing fire hydrant. Functionally similar to dead-end exceptions.	No, but may do it if there is a plan in place already to construct the works.	No
Kamloops	Yes	C - 200 I - 200 R - 200	Residential - Looped mains less than 500 m in Single Family subdivisions can be 150 mm if adequate flows are provided. Residential dead-end roads/ cul-de-sacs where no expansion is possible and no fire hydrants are required, 100 mm diameter for the last 120 m.	No	Yes - allow exceptions if it does not effect downstream development and a covenant is registered on title
Surrey	Yes	C - 200 I - 250 R - 150	ICI - Any dead end main with no potential for future expansion can be smaller for the last 100 m (no size specified). Minimum size of 250 mm in defined City/ Town Center areas.	Yes, but try to avoid it, especially on water mains.	Yes
Richmond	Yes	C - 150 I - 150 R - 150	ICI - maximum size of 250 mm unless approved by GM	IP[3]	IP
Summerland	Yes	C - 200 I - 200 R - 150	No	Yes can, but typically have upgrades done if required.	Yes
Peachland	Yes	C - 200 I - 200 R - 200	Distribution main minimum diameter may be reduced to 150mm provided that the main terminates in a short residential *Cul-de-sac* , has a length less than 80 m and serves no fire hydrants. May require water mains larger than 200mm diameter for main feeder lines	Yes can, but typically have upgrades done if required.	Yes
Salmon Arm	Yes	C - 200 I - 250 R - 150	Residential - Where no further extensions are possible, watermain 100mm in diameter may be installed for domestic service on cul-de-sac roads beyond the last hydrant.	Yes 100%	Yes
Golden	Yes	C - 150 I - 150 R - 150	ICI - may require watermains larger than 150 mm diameter mains if on main distribution or transmission routes. Oversized mains to a maximum of 250 mm diameter.	No	Yes

Notes

1. Developer is responsible for all costs to service their site
2. Minimum size as required by bylaw where C = Commerical, I = Industrial and R = Residential
3. IP - In Progress - staff has numerous calls into the engineering department but has yet to obtain their information

REGIONAL DISTRICT NORTH OKANAGAN

STAFF REPORT

TO:	**Board of Directors**	**File No:**	**1830.2025**
FROM:	**Finance Department**	**Date:**	**June 17, 2026**
SUBJECT:	**2025 Statement of Financial Information**		

RECOMMENDATION:

That the 2025 Statement of Financial Information be approved.

SUMMARY:

The Financial Information Act (FIA) is provincial legislation that requires corporations, including local governments, to annually prepare the following statements and schedules of financial information:

1. a statement of assets and liabilities;
2. an operational statement;
3. a schedule of debts;
4. a schedule of guarantee and indemnity agreements;
5. a schedule showing the total remuneration paid to and the total expenses paid on behalf of each member of the Board;
6. a schedule showing the total remuneration paid to and the total expenses paid on behalf of each employee that exceeds $75,000; and
7. a schedule showing the payments for each supplier of goods or services that exceeds $25,000.

The requirements of the Financial Information Act filing are addressed in two stages. The first three requirements are met by the annual financial statements. The remaining requirements are covered by the schedules attached to this report.

The 2025 Financial Statements were approved by both the Audit Committee and the Board of Directors at their April 15, 2026 respective meetings.

The Financial Information Act, together with Section 168 of the Community Charter, stipulates that at least once a year a report is prepared showing the total remuneration and expenses for each Board member, as well as any contracts with Board members or former Board members, including a general description of their nature.

The deadline for the Statement of Financial Information is June 30th each year.

DISCUSSION:

The remuneration amounts disclosed in the Statement of Financial Information (SOFI) report for employees (Schedule 4) include salaries and wages, overtime pay, statutory holiday pay, payouts of vacation and sick time, as well as taxable benefits.

The following table is a year-over-year comparison of the changes in overall employee remuneration. This table does not include elected officials.

	Number of Employees		
	2025	**2024**	**Increase/ (Decrease)**
Employees >75,000	62	48	14
Employees <75,000	64	87	(23)
Volunteer Firefighters	96	85	11
	222	220	2

	Total Remuneration		
	2025	**2024**	**Increase/ (Decrease)**
Employees >75,000	6,788,589	5,317,471	1,471,118
Employees <75,000	2,630,515	3,196,761	(566,246)
Volunteer Firefighters	746,962	689,189	57,773
	$10,166,066	$9,203,421	$962,645

The overall number of employees increased from 220 to 222 (or 0.9%) in 2025. These figures do not represent the full-time-equivalent number of staff. The employee count includes all full-time, part-time, casual and seasonal staff, as well as both current and former staff that received pay and a T4 income tax slip from the Regional District for the applicable year. The total number of employees is also impacted by staff turnover.

Remuneration for staff, excluding paid-on-call, volunteer firefighters, increased by $904,872 (or 10.6%) This was driven by wage increases for staff effective January 1, 2025 and July 1, 2025, an increase in FTEs, and increases related to employees working through their respective wage bands over time. The increase in total remuneration for paid-on-call, volunteer firefighters was primarily due to higher number of wildfire responses in 2025 compared to 2024.

The Financial Information Act specifically states that expenses include travel, memberships, tuition, relocation, and registration fees paid directly to an employee or to a third party on behalf of the employee. These expenses are shown separately on the attached schedules for the Board of Directors and employees and are not included as remuneration. Expenses are not limited to expenses that are generally perceived as prerequisites or bestowing personal benefits. Expenses also include expenditures required for employees to perform their job functions, such as mileage reimbursements, and exclude benefits of a general nature applicable to all employees, such as dental, extended health care, life insurance and similar plans.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

The Financial Information Act requires various financial information to be prepared annually in addition to the annual financial statements. The Statement of Financial Information must be approved by both the Board of Directors and the Financial Officer.

The Financial Information Regulation sets out the detailed requirements, as well as reporting thresholds for the schedules that accompany the financial statements. For instance, the regulation sets out the $25,000 reporting threshold for suppliers and the $75,000 reporting threshold for employees.

Section 377 of the Local Government Act sets out the requirements for Regional Districts to follow certain financial reporting sections of the Community Charter that are applicable to municipalities.

Section 168 of the Community Charter sets out the requirement to report on the Board of Directors remuneration and expenses, as well as any contracts that a Board member may have with the local government.

Approval of the Statement of Financial Information by the Board concludes the legislated requirements.

SCHEDULES:

Schedule 1 – 2025 Statement of Financial Information Approval
Schedule 2 – 2025 Schedule of Guarantee and Indemnity Agreements
Schedule 3 – 2025 Schedule of Board of Directors and Alternate Directors Remuneration & Expenses
Schedule 4 – 2025 Schedule of Employee Remuneration & Expenses
Schedule 5 – 2025 Schedule of Severance Agreements
Schedule 6 – 2025 Schedule of Payments Made for the Provision of Goods or Services

Submitted by:

Julia Tomkins
Financial Services Supervisor

Reviewed and Endorsed by:

Stephen Banmen
General Manager, Finance

Approved for Inclusion:

David Sewell
Chief Administrative Officer

SCHEDULE 1
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Statement of Financial Information Approval

(pursuant to BC Regulation 371/93 - Financial Information Regulation, Schedule 1, Section 9)

The Regional District of North Okanagan Financial Statements for year ended December 31, 2025 includes:

1) a statement of assets and liabilities;
2) an operational statement;
3) a schedule of debts; and
4) a management report

The Regional District of North Okanagan Statement of Financial Information for the year ended December 31, 2025 includes the above and the following additional schedules:

Schedule 1 - Statement of Financial Information Approval;
Schedule 2 - Schedule of Guarantee and Indemnity Agreements;
Schedule 3 - Schedule of Board of Directors and Alternate Directors Remuneration and Expenses;
Schedule 4 - Schedule of Employee Remuneration and Expenses;
Schedule 5 - Schedule of Severance Agreement; and
Schedule 6 - Schedule of Payments Made for the Provision of Goods or Services

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, Section 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

Stephen Banmen, MBA General Manager, Finance	Shirley Fowler Board Chair
Date	Date

SCHEDULE 2
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Schedule of Guarantee and Indemnity Agreements

(pursuant to BC Regulation 371/93 - Financial Information Regulation, Schedule 1, Section 5)

The Regional District of North Okanagan has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation during the year ended December 31, 2025.

SCHEDULE 3
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Schedule of Board of Directors and Alternate Directors Remuneration and Expenses

(pursuant to Section 377 of the Local Government Act and BC Regulation 371/93 of the Financial Information Act)

Board Members	Position	Area	Remuneration	Expenses
ACTON, Kevin	Director	Village of Lumby	$ 17,532	$ -
COCHRANE, Patrick	Alt. Director	District of Coldstream	240	-
COUCH, Todd	Alt. Director	Electoral Area "F"	1,920	-
CUMMING, Victor	Director	City of Vernon	24,348	-
DURNING, Teresa	Alt. Director	City of Vernon	7,296	-
FAIRBAIRN, Patrick	Director	Electoral Area "D"	39,780	11,073
FEHR, Kelly	Alt. Director	City of Vernon	15,487	-
FLEMING, Robert	Director	Electoral Area "B"	52,692	5,490
FOWLER, Shirley	Director/Chair	City of Armstrong	43,488	3,652
FRASER, Christine	Director	Township of Spallumcheen	17,532	641
GALBRAITH, Ellis	Alt. Director	City of Enderby	240	-
GARES, Kari	Director	City of Vernon	18,996	-
GARLICK, James	Alt. Director	District of Coldstream	7,776	-
GUY, Brian	Director	City of Vernon	8,861	-
HACKETT, Dwayne	Alt. Director	Electoral Area "D"	240	-
HOPKINS, Allysa	Director/Vice-Chair	Electoral Area "F"	42,384	10,874
HOYTE, Ruth	Director	District of Coldstream	24,348	-
JOHNSON, James	Director	Electoral Area "E"	38,316	523
LEMAIRE, Christine	Alt. Director	Township of Spallumcheen	1,200	-
MUND, Akbal	Alt. Director	City of Vernon	15,487	-
OSTAFICHUK, Randal	Alt. Director	Village of Lumby	3,096	-
QUIRING, Brian	Director	City of Vernon	2,045	-
RUNYAN, Simone	Alt. Director	District of Coldstream	240	-
SCHREINER, Brian	Director	City of Enderby	17,532	95
SHATZKO, Amanda	Director	Electoral Area "C"	43,236	9,020
		Total	**$ 444,312**	**$ 41,368**

SCHEDULE 4
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Schedule of Employee Remuneration & Expenses

(pursuant to BC Regulation 371/93 - Financial Information Regulation, Schedule 1, Section 6)

Employee	Position	Remuneration	Expenses
AFFLECK, Andy	Manager, Parks & Recreation	$ 119,718	$ 4,696
BANMEN, Stephen	General Manager, Finance	191,753	2,652
BECKETT, Jemma	Water Supply & Treatment Operator II	99,736	871
BERNDT, Kimberley	Engineering Technician, Utilities	77,620	127
BETZ, Nathan	FireSmart Coordinator	81,877	2,953
BEVAN, Ashley	Deputy Corporate Officer	101,199	5,599
BRETT, Tricia	Manager, Water Quality	121,855	1,645
CANNON, Christopher	Water Quality Technician	77,404	440
CIMON, Caroline	Water Supply & Treatment Operator II	77,904	879
CRICK, Alastair	Manager, Emergency Planning	113,784	3,145
DANALLANKO, Dale	Manager, Environmental Services	134,442	1,477
EDWARDS, Alexander	Project Manager	122,250	756
FERRIS, Jamie	Water Quality Technician	77,620	164
FRANK, Laura	Planning Manager	121,040	4,462
GANZ, Skyler	Infrastructure Analyst	93,428	700
HAMMER, Jay	Project Coordinator, Facilities and Parks	85,169	111
HARTWIG, Corey	Electrical Instrumentation Technician	116,967	246
HEIDT, Dustin	Project Manager	132,326	737
HEWITT, Connie	Water Quality Technologist	77,608	662
HORSLEY, Michaela	Accounting Assistant, Payables	76,734	129
HUNDSETH, Grant	Fire Training Officer	93,428	3,933
HUNSBERGER, Andrew	Manager, Rural Services	138,717	1,765
JOHNSTONE, Rebecca	Accounting Assistant, Receivables	77,597	150
KEATING, Kane	Solid Waste Operations Manager	117,108	1,380
KIMBERLEY, Danica	Executive Assistant, Planning and Building	77,620	117
LENARCIC, Tom	GIS Technician	82,048	129
LIZOGUBOFF, Victor	Systems Analyst	106,627	1,710
LOCKWOOD, Ryan	Water Supply & Treatment Operator III	120,189	1,921
LORD, John	Manager, Water Distribution	145,746	1,228
MARCOLIN, Zee	General Manager, Utilities	185,000	4,189
MAZZOTTA, Christopher	Manager, Information Technology	144,460	59
MCCLURE, Rose	Manager, Financial Services	121,196	5,822
MCLAUGHLIN, Jamie	Bylaw Enforcement Officer	97,531	1,768
MCLUSKIE, Jonathan	Utilities Quality Assurance Inspector	102,561	972
MILES, Jennifer	Planner II	102,561	846
MINCHENKO, Ryan	Building Inspector III	103,263	1,383
MURRAY, Darren	Environmental Coordinator	85,132	1,033

Employee	Position	Remuneration	Expenses
NELSON, Tannis	Manager, Culture & Community Services	121,855	401
PARKER, Keiko	Manager, Small Utilities	111,349	682
PEDE, Gary	Systems Analyst (SCADA)	105,163	1,851
PHILLIPS, Michael	Engineering Technologist	87,845	535
RADU, David	Water Supply & Treatment Operator II	98,420	2,139
RAFTUS, Stacey	Communications Officer	81,130	595
RIEMER, Lance	Building Inspector II	93,428	1,966
ROUTLEY, Gregory	Planning Manager	122,458	1,175
SARIC, Jozo	Water Supply & Treatment Operator II	92,023	2,206
SCHEPERS, Aaron	Electrical Instrumentation Technician	106,783	62
SCHRAUWEN, Lisa	Executive Assistant, Utilities	80,009	2,313
SCHULZ, Nicolas	Assistant Manager, Environmental Services	92,218	7,180
SCHWARTZ, Johnathan	Water Supply & Treatment Operator	76,577	223
SEWELL, David	Chief Administrative Officer	264,649	7,594
SHANNON, Heather	Planner	85,122	124
SKUBLEN, Dwayne	Chief Building Inspector	121,855	856
SMAILES, Robert	General Manager, Planning & Building	184,543	4,357
STOLTZ, Tanis	Manager, Human Resources	133,694	4,649
STOWARDS, Courtney	Payroll Coordinator	85,132	391
SUMMERFELT, Amanda	Water Efficiency Coordinator	80,825	1,390
TOMKINS, Julia	Financial Analyst	90,967	4,384
TUCKER, Chris	Lead Water Supply & Treatment Operator	123,483	2,435
WEDEEN, Shanna	GIS Technician	77,773	201
WILSON, Ian	General Manager, Strategic & Community Services	184,938	1,358
ZOORKAN, Warren	GIS Technologist	85,132	34
	SUBTOTAL	**$ 6,788,589**	**$ 109,957**
Employees Under $75,000		3,377,477	74,624
	TOTAL	**$ 10,166,066**	**$ 184,581**

Any differences between this schedule and the financial statements are attributable to payroll overhead, benefits and timing. Remuneration is reported based on the year it is paid pursuant to Canada Revenue Agency regulations, whereas it is accounted for in the financial statements based on the year it is earned.

SCHEDULE 5
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Schedule of Severance Agreements

(pursuant to BC Regulation 371/93 - Financial Information Regulation, Schedule 1, Section 6)

There was one severance agreement made between the Regional District of North Okanagan and its non-unionized group of employees during fiscal year 2025.

This agreement represents 3 months of equivalent compensation.

SCHEDULE 6
REGIONAL DISTRICT OF NORTH OKANAGAN

2025 Schedule of Payments Made for the Provision of Goods or Services

(pursuant to BC Regulation 371/93 - Financial Information Regulation, Schedule 1, Section 7)

Suppliers Exceeding $25,000	Total
1233972 BC Ltd. DBA Wellman Contracting	111,265
Aberdeen Electric Ltd.	310,617
Acera Insurance Services Ltd.	60,478
Aecom Canada Ltd.	473,566
AFM Utility Services Ltd.	264,084
Alumichem Canada Inc.	517,787
Amazon.com.ca ULC	25,821
Andrew Sheret Ltd.	35,378
Apline Roof Consulting Ltd.	62,139
Archer Separation Inc.	73,654
Arts Council Of North Okanagan	36,789
Associated Engineering (B.C.) Ltd.	25,297
Associated Environmental Consultants Inc.	117,289
Associated Fire Safety Group Inc.	100,351
Avenue Machinery Corp.	91,306
BC Hydro and Power Authority	1,321,124
BC Transit	1,080,258
Black Press Group Ltd.	27,880
Brenntag Canada Inc.	152,583
C.G.L. Contracting Ltd.	427,304
Cabin Operations Ltd.	50,216
Care Systems Services Ltd.	45,233
Caro Analytical Services Ltd.	139,086
Carollo Engineers Canada Ltd.	87,057
CDW Canada Corp.	259,405
Centralsquare Canada Software Inc.	52,319
Centrix Control Solutions LP	308,145
Chapman Industries Ltd.	68,473
Cleartech Industries Inc.	58,136
Coldstream, District Of	3,200,353
Colliers Project Leaders Inc.	248,719
Columbia Shuswap Regional District	311,999
Con-Ex Civil Contractors Ltd.	1,212,277
Connections Planning Associates Ltd.	44,966
Contour Trails	518,668
Cox Taylor Barristers And Solicitor, In Trust	346,000
Custom Air Conditioning Ltd.	70,128
Dan's Bobcat Services	135,443

Suppliers Exceeding $25,000	Total
Dave's Mowing	32,482
Doug Clark Construction	28,337
Duramen Renovation And Development Ltd.	124,234
E.B. Horsman & Son Ltd.	40,154
E-Comm Emergency Communications	586,698
Ecoscape Environmental Consultants Ltd.	418,637
Ecotecture Design Inc.	62,411
Elevated Building Envelopes Ltd.	139,776
Emerald Green Mechanical Okanagan Ltd.	29,674
Enderby, City Of	1,587,748
Esri Canada Limited	198,929
Forsite Consultants Ltd.	170,100
FortisBC	60,598
Fulton & Company LLP	387,522
GFL Environmental Inc.	2,308,755
Godard Excavator & Bobcat	101,030
Guillevin International Inc.	26,063
Hach Sales & Service Canada Ltd.	46,324
Houle Electric Limited	45,996
Iconix Waterworks LP	33,790
Idexx Laboratories Canada Corp.	56,994
Interior Freight & Bottle Depot Ltd.	226,077
Itron Canada Inc.	45,132
Kerr Wood Leidal Associates Ltd.	91,154
Kimco Controls Ltd.	31,080
KPMG LLP	36,514
Larratt Aquatic Consulting Ltd.	25,939
Lawson Engineering Ltd.	30,520
Leko Precast Ltd.	118,462
LRM Contracting Ltd.	42,000
Lumby, Village Of	1,049,136
Maddocks Construction Ltd.	207,004
McElhanney Ltd.	169,543
Mcewan Contracting Ltd.	57,833
McFarlane Contracting Ltd.	279,205
Metercor Inc.	92,165
Minister Of Finance	366,979
Monaghan Engineering & Consulting Ltd.	474,768
Monashee Land Surveying And Geomatics Ltd.	38,634
Mountain View Electric Ltd.	28,544
MRS Management Ltd.	108,182
Municipal Insurance Association Of B.C.	621,451
Nearmap US Inc.	112,157
Nixon Earthworks Ltd.	1,983,716
OK Excavating	174,220

Suppliers Exceeding $25,000	Total
Okanagan Basin Water Board	751,795
Okanagan Kootenay Sterile Insect Release Program	516,188
Okanagan Office Systems	26,488
Okanagan Regional Library	924,215
Paul Dick Logging Ltd.	849,097
Pieralisi North America Inc.	37,678
PRSI Clean Green Enviro Solutions	29,360
R 355 Enterprises Ltd.	716,337
Ramtech Enterprises Ltd.	28,231
Receiver General For Canada	582,535
Relate Janitorial Services Inc.	60,991
Revery Architecture Inc.	1,771,467
Rush Ihas Hardwick LLP, In Trust	50,000
Sawchuk Development Co. Ltd.	2,399,271
Sierra Tree Service Ltd.	35,270
Spallumcheen Township Of	296,730
Spectrum Resource Group Inc.	27,676
Speedpro Signs	54,868
Sperling Hansen Associates	37,812
Sun Life Assurance Company Of Canada	469,930
Sun Ridge Contracting Ltd.	259,626
Suncor Energy Products Partnership	55,560
Sunset West Mechanical Ltd.	44,410
TCC The Cleaning Co. Ltd.	46,959
TELUS Communications Inc.	68,442
Tetra Tech Canada Inc.	340,293
The AME Consulting Group Ltd.	40,819
The Grounds Guys Landscape Management	37,264
Thompson Okanagan Tourism Association	26,800
Tristar Environmental Services Ltd.	45,820
United Roofing (BC) Inc.	1,064,810
Univar Solutions Canada Ltd.	118,746
Ursus Heritage Consulting Ltd.	51,841
Vernon & District Association For Community Living	86,801
Vernon & District Performing Arts Centre	361,372
Vernon, City Of	7,965,855
Waste Connections Of Canada	168,606
Waste Management Of Canada Corp.	71,801
Watkin Motors Ltd.	68,847
Wolsey Contracting Ltd.	78,659
WorkSafeBC	216,906
Xylem Canada LP	34,361
Yeti Refrigeration Inc.	425,527
Yucwmenlucwu ("Caretakers Of The Land') 2007 LLP	27,506
ZN Projects Ltd.	221,913

Suppliers Exceeding $25,000	Total
Total Paid to Suppliers Exceeding $25,000, Excluding Grants	**46,963,743**
Total Paid to All Suppliers $25,000 or Less	3,000,396
Subtotal	**49,964,139**
Payments for Grants Exceeding $25,000	
Allan Brooks Nature Centre Society	26,140
Archway Society For Domestic Peace	163,900
Arts Council of North Okanagan	277,290
Bessette Creek Agricultural Sustainability Society	96,750
FoodMesh	25,250
Friends of Okanagan Rail Trail Society	31,062
Greater Vernon Museum & Archives	306,169
Grindrod Recreation Association	33,810
Lumby & District Chamber of Commerce	30,000
Lumby Curling Club	42,355
Mara Musical & Athletic Association	68,690
Monashee Arts Council	34,555
North Okanagan Artists Alternative	30,600
Okanagan Boys & Girls Club	236,230
Okanagan Film Commission	49,900
Okanagan Indian Band	80,625
Okanagan Similkameen Stewardship Society	30,930
Vernon Public Art Gallery	267,340
Vernon Science And Discovery Society	33,150
Vernon Search & Rescue	55,954
White Valley Community Resource Centre Society	28,590
Total of All Grants Exceeding $25,000	**1,949,290**
TOTAL OF ALL SUPPLIERS	**$ 51,913,429**

Any differences between this schedule and the financials statements are related to the following: First, this schedule is prepared on a cash basis of accounting versus the accrual basis used to prepare the financial statements. Also, the schedule includes the full GST paid to the suppliers, while the financial statements are net of the GST rebate.

REGIONAL DISTRICT OF NORTH OKANAGAN

WHITE VALLEY PARKS, RECREATION AND CULTURE ADVISORY COMMITTEE

Wednesday, June 3, 2026
Board Room - 9848 Aberdeen Road
Coldstream, BC

REGULAR MINUTES

Members:	Alternate Director R. Ostafichuk	Village of Lumby	Vice Chair
	Alternate Director D. Hackett	Electoral Area "D"	
	Director J. Johnson	Electoral Area "E"	
	*S. Banmen	General Manager, Finance	
Staff:	*A. Bevan	Corporate Officer	
	A. Affleck	Manager, Parks and Recreation	
	T. Nelson	Manager, Culture and Community Services	
	J. Shaw	Recreation Leader	
	J. Hammer	Project Coordinator, Parks and Facilities	
	C. Howkins	Clerk, Corporate Services	

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m.

APPROVAL OF AGENDA

White Valley Parks, Recreation and Culture Advisory Committee - June 3, 2026

Moved and seconded
That the Agenda of the June 3, 2026 regular meeting of the White Valley Parks, Recreation and Culture Advisory Committee be approved as presented.

CARRIED

unadopted

ADOPTION OF MINUTES

White Valley Parks, Recreation and Culture Advisory Committee - April 1, 2026

Moved and seconded
That the Minutes of the April 1, 2026 regular meeting of the White Valley Parks, Recreation and Culture Advisory Committee be adopted as circulated.

CARRIED

REPORTS

Monthly Reports - April and May 2026

Moved and seconded
That the White Valley Parks, Recreation and Culture Advisory Committee monthly reports for April and May 2026 be received.

CARRIED

White Valley Parks, Recreation and Culture - Recreation Update

Moved and seconded
That the White Valley Parks, Recreation and Culture - Recreation Update presentation dated June 3, 2026 be received.

CARRIED

Community Reports

Directors discussed events and activities in the community including:

- National Range Day on June 6, 2026 from 10 - 2 p.m. - includes BBQ lunch
- Lumby Days - Annual Family Fair - June 12 -14
- New lighting at the Royals Ball Park baseball diamond has been well received

MEMBER INQUIRIES

Alternate Director Ostafichuk inquired on the following:

- Status of leaking drains at the White Valley Community Centre
- Lock-down protocols at the White Valley facilities
- Sunscreen dispenser stations at parks

RESOLUTION TO GO IN CAMERA

Moved and seconded
That the regular meeting of the White Valley Parks, Recreation and Culture Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraph of Section 90(1) of the Community Charter:
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

Unadopted

The regular meeting of the White Valley Parks, Recreation and Culture Advisory Committee adjourned to meet In Camera at 9:28 a.m.

The regular meeting of the White Valley Parks, Recreation and Culture Advisory Committee reconvened at 10:16 a.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:17 a.m.

CERTIFIED CORRECT

Vice Chair Randal Ostafichuk	Manager Tannis Nelson

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

GREATER VERNON ADVISORY COMMITTEE MEETING

Wednesday, June 3, 2026
Board Room - 9848 Aberdeen Road
Coldstream, BC

REGULAR MINUTES

Unadopted

Members:	Director B. Fleming	Electoral Area "B"	Chair
	Alternate Director J. Garlick	District of Coldstream	Vice Chair
	*Director V. Cumming	City of Vernon	
	Director B. Guy	City of Vernon	
	Alternate Director T. Durning	City of Vernon	
	Director R. Hoyte	District of Coldstream	
	Director A. Shatzko	Electoral Area "C"	
	*T. Ouchi	Agricultural Representative	
Staff:	S. Banmen	General Manager, Finance	
	Z. Marcolin	General Manager, Utilities	
	T. Brett	Manager, Water Quality	
	*A. Hunsberger	Manager, Rural Services	
	A. Affleck	Manager, Parks and Recreation	
	T. Nelson	Manager, Culture and Community Services	
	A. Summerfelt	Water Efficiency Coordinator	
	C. Howkins	Clerk, Corporate Services	
Also Present:	Director S. Fowler	City of Armstrong (Board Chair) (electronic)	
	Councillor P. Cochrane	District of Coldstream (electronic)	
	Councillor S. Runyan	District of Coldstream	
	Media and Public		

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

APPROVAL OF AGENDA

Greater Vernon Advisory Committee - June 3, 2026

Moved and seconded
That the Agenda of the June 3, 2026 regular meeting of the Greater Vernon Advisory Committee be approved with the following addition:

- Item D.5 - In Camera Section 90(1)(k)

CARRIED

ADOPTION OF MINUTES

Greater Vernon Advisory Committee - May 6, 2026

Moved and seconded
That the Minutes of the May 6, 2026 regular meeting of the Greater Vernon Advisory Committee be adopted as circulated.

CARRIED

UNFINISHED BUSINESS

Greater Vernon Water - Water Supply and Distribution Protocol with Electoral Area "D"

Moved and seconded
That it be recommended to the Board of Directors, staff be authorized to implement the Greater Vernon Water: Water Supply and Distribution Protocol with Electoral Area "D".

CARRIED

NEW BUSINESS

Coldstream Creek Watershed Water Quality Impact Assessment
Bryer Manwell, Hydrogeological Engineer, CaulWell Engineering Geoscience Ltd.

Moved and seconded
That the report dated June 3, 2026 from the General Manager, Utilities titled “Coldstream Creek Watershed Water Quality Impact Assessment” be received; and further,

That the presentation dated June 3, 2026 from CaulWell Engineering Geoscience Ltd. titled “Land Use & Water Quality Impact Assessment of the Coldstream Creek Watershed” be received.

CARRIED

unadopted

June 2026 Greater Vernon Water Supply Update

Moved and seconded
That it be recommended to the Board of Directors, the Greater Vernon Water Use and Regulation Bylaw No. 2545, 2014 be amended to strengthen the rules within Stage 3 Restriction level to include:

- Eliminating aesthetic lawn and garden watering for all domestic
- Eliminating pool filling unless permitted in writing by the General Manager
- Topping up pools - will quantify how much is acceptable
- Review restrictions with parks and schools - developing water use plan
- Agriculture - reduction of allocation will be calculated based on storage levels

CARRIED

Greater Vernon Water - Multi-Family Fire Storage Deficiencies

Moved and seconded
That the report and presentation dated June 3, 2026 from the General Manager, Utilities titled “Greater Vernon Water: Fire Storage Availability and Deficiencies for Multi-Family Development” be received; and further,

That it be recommended to the Board of Directors, the recommendations and development direction outlined within the Technical Memo titled “Greater Vernon Water: Fire Storage Analysis to Identify Areas that Support Multi-Family Development” dated April 8, 2026 from the Utilities Department (attached to the June 3, 2026 staff report as Attachment “A”) be endorsed.

CARRIED

Moved and seconded
That it be recommended to the Board of Directors, staff be directed to provide a report on triggers and exemptions as it relates to fire flow standards for new development applications within the Greater Vernon Water Utility at the Development Variance Permit stage.

CARRIED

Greater Vernon Cultural Centre Update

The Manager, Cultural and Community Services provided Greater Vernon Cultural Centre Update No. 8 with recent progress photos of the facility.

RESOLUTION TO GO IN CAMERA

Moved and seconded
That the regular meeting of the Greater Vernon Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraphs of Section 90(1) of the Community Charter:
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
(g) litigation or potential litigation affecting the municipality; and,
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

Unadopted

The regular meeting of the Greater Vernon Advisory Committee adjourned to meet In Camera at 6:19 p.m.

The regular meeting of the Greater Vernon Advisory Committee reconvened at 7:15 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:16 p.m.

CERTIFIED CORRECT

Chair Bob Fleming	General Manager Stephen Banmen

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA ADVISORY COMMITTEE MEETING

Thursday, June 4, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

Members:	Director B. Fleming	Electoral Area “B”	Chair
	Director A. Shatzko	Electoral Area “C"	
	Alternate Director D. Hackett	Electoral Area “D”	
	Director J. Johnson	Electoral Area “E”	
	Director A. Hopkins	Electoral Area "F"	
Staff:	S. Banmen	General Manager, Finance	
	G. Routley	Planning Manager	
	*J. Miles	Planner II	
	*A. Cutts	Planner	
	C. Reardon	Clerk, Corporate Services	
Also Present:	*Chair, S. Fowler	City of Armstrong	
	Public		

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 4:38 p.m.

The Chair acknowledged that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

APPROVAL OF AGENDA

Electoral Area Advisory Committee - June 4, 2026

Moved and seconded
That the Agenda of the June 4, 2026 regular meeting of the Electoral Area Advisory Committee be approved as presented.

CARRIED

unadopted

ADOPTION OF MINUTES

Electoral Area Advisory Committee - May 7, 2026

Moved and seconded
That the Minutes of the May 7, 2026 regular meeting of the Electoral Area Advisory Committee be adopted as circulated.

CARRIED

DELEGATIONS

Floodplain Exemption Request
2010909 ALBERTA LTD. c/o WATSON, A. [File No. 26-0320-F-BP]
8536 Highway 97A, Electoral Area "F"

The applicant was present to answer questions.

UNFINISHED BUSINESS

Canadian Mental Health Association Vernon & District - Foundry North Okanagan Funding Request

Moved and seconded
That it be recommended to the Board of Directors, the Canadian Mental Health Association Vernon & District - Foundry North Okanagan be provided a $15,000 grant funded from Community Works Funds, split among the Electoral Areas based on population.

CARRIED

Greater Vernon Water - Water Supply and Distribution Protocol with Electoral Area "D"

Moved and seconded
That it be recommended to the Board of Directors, staff be authorized to implement the Greater Vernon Water: Water Supply and Distribution Protocol with Electoral Area "D".

CARRIED

NEW BUSINESS

Development Variance Permit Application
1498338 ALBERTA LTD. c/o WAMBOLD, P. [File No. 26-0296-F-DVP]
8259 Highway 97A, Electoral Area "F"

The Planning Manager introduced the Development Variance Permit application. He advised that notification letters advising of the Development Variance Permit application were mailed May 22, 2026 to landowners within 100 meters of the subject property in accordance with RDNO Development Application Procedures and Administrative Fees Bylaw No. 2677. Landowners were advised in the notice letter that options to be heard verbally would be available in-person, via ZOOM and/or written submissions would be received via mail or email. He advised that no written submissions were received. The Chair called if there were any persons to speak to the application.

Applicant Terry Sasani was present and spoke in support of putting up a bond to do paving after further construction.

unadopted

The Chair called a second and third time if any persons were present to speak to the application. There was no one else present to speak.

Moved and seconded
That it be recommended to the Board of Directors, a Development Variance Permit be approved for the property legally described as S10 Chains of the Fractional W ½ of the SE ¼ of Sec 27, Twp 20, R8, W6M, KDYD, Except Plans 26399, H809, KAP76653 and located at 8259 Highway 97A, Electoral Area "F" to permit a variance to Section 8.1.4.d of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by deferring paving of driveways and parking areas until construction on the property is completed; and further,

That the Development Variance Permit be approved subject to:

1. the dimensions and siting of the cabins, accessory building, driveway aisles and parking areas being in accordance with the plan attached to the Planning Department report dated May 21, 2026;
2. the driveways and parking areas being kept free of weeds and treated to suppress dust;
3. paving being completed prior to the earlier of occupancy of the fourteenth cabin constructed on the property or December 31, 2029; and,
4. the applicant providing security in the amount of 100% of the cost of paving quoted by a qualified contractor.

CARRIED

Floodplain Exemption Request
2010909 ALBERTA LTD. c/o WATSON, A. [File No. 26-0320-F-DP]
8536 Highway 97A, Electoral Area "F"

Moved and seconded
That it be recommended to the Board of Directors, an exemption to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved for the property legally described as Lot 1, Sec 34, Twp 20, R8, W6M, KDYD, Plan 5128 and located at 8536 Highway 97A, Electoral Area "F" to permit the alteration of a dwelling shown on the site plan attached to the Planning Department report dated May 21, 2026:

1. Section 6.1.2.b by reducing the flood construction level for land adjacent to Mara Lake from 351.1 m GSC datum to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and,
2. Section 6.1.2.g by reducing the flood construction level for land adjacent to King Baker Creek from 1.5 m above the natural boundary of the creek to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and further,

That an exemption to Section 6.1.2.b and Section 6.1.2.g of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved subject to a Section 219 Covenant being registered on the title of the subject property which states that:

1. the recommendations outlined in the report from Tetris Geotechnical Engineering Ltd. dated April 28, 2026 must be adhered to for the alterations of the dwelling;
2. the Regional District must be indemnified from any damages that may be caused by flooding;
3. the property owner must reimburse the Regional District for any expenses that may be incurred by the Regional District as a result of a breach of the aforementioned covenant.

CARRIED

Unadopted

Bylaw 3081 - Mabel Lake Community Domestic Water Service Establishment Amendment

Moved and seconded
That it be recommended to the Board of Directors, Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026 be given First, Second and Third Readings; and further,

That Bylaw No. 3081 be forwarded for Consent of the Participants.

CARRIED

Wildfire Development Permit Area and Housing Target - Official Community Plan Amendments
Bylaw 3082 - Electoral Areas "B" and "C" Official Community Plan Amendment
Bylaw 3083 - Electoral Areas "D" and "E" Official Community Plan Amendment
Bylaw 3084 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3085 - Silver Star Official Community Plan Amendment

Moved and seconded
That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 3082, 2026, which proposes to amend the Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014 by amending Section 2.3 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.4 Wildfire Interface-Protection of Development From Hazardous Conditions, be considered for First Reading and in conjunction with the RDNO’s Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 3082, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded
That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Areas “D” and “E” Official Community Plan Amendment Bylaw No. 3083, 2026, which proposes to amend the Electoral Areas “D” and “E” Official Community Plan Bylaw No. 2485, 2011 by amending Section 2.2 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 12.3 Hazardous Lands Development Permit Area, be considered for First Reading and in conjunction with the RDNO’s Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas “D” and “E” Official Community Plan Amendment Bylaw No. 3083, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded
That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Area “F” Official Community Plan Amendment Bylaw No. 3084, 2026, which proposes to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702, 2016 by amending

Unadopted

Section 1.5 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.5 Wildfire Hazard Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026 referral process outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded
That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, which proposes to amend the Silver Star Official Community Plan Bylaw No. 1925, 2004 by amending Section K.5.0 Wildfire Hazard, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Rural Economic Development Program Grant Application –Destination Silver Star

Moved and seconded
That it be recommended to the Board of Directors, the grant application from Destination Silver Star, for the Explore North Okanagan Initiative in the amount of $2,000 be supported and funded from the Rural Economic Development Grant (571) service.

CARRIED

REPORTS

Advisory Planning Commission Meetings

Moved and seconded
That the minutes of the following Advisory Planning Commission meetings be received.

- Electoral Area "F" - Meeting of May 27, 2026

CARRIED

Building Inspections Statistical Reports

Moved and seconded
That the April, 2026 Building Inspection Statistical Reports be received.

CARRIED

unadopted

Electoral Area Director Reports

The Electoral Area Advisory Committee discussed events and activities in their communities including:

- Cherryville Days - June 6, 2026
- SILGA - 2026 Community Excellence Award for sncəcmałqtn Agricultural Park
- Salmon Arm Demolition Derby - June 20, 2026
- National Range Day, June 6, 2026
- Lumby Days - June 13, 2026

RESOLUTION TO GO IN CAMERA

Moved and seconded
That the regular meeting of the Electoral Area Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraph of Section 90(1) of the Community Charter:
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

The regular meeting of the Electoral Area Advisory Committee, adjourned to meet In Camera at 5:13 p.m.

The regular meeting of the Electoral Area Advisory Committee, reconvened at 5:14 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 p.m.

CERTIFIED CORRECT

Chair Bob Fleming	General Manager, Finance Stephen Banmen

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

DELEGATED PUBLIC HEARING

Thursday, June 4, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

unadopted

Members:	Director B. Fleming	Electoral Area “B"	Chair
	Director A. Shatzko	Electoral Area "C"	
	Alternate Director D. Hackett	Electoral Area "D"	
	Director J. Johnson	Electoral Area "E"	
	Director A. Hopkins	Electoral Area "F"	
Staff:	S. Banmen	General Manager, Finance	
	Z. Marcolin	General Manager, Utilities	
	C. Mazzotta	Manager, Information Technology	
	G. Routley	Planning Manager	
	A. Bevan	Corporate Officer	
	A. Affleck	Manager, Parks	
	J. Miles	Planner II	
	D. Kimberley	Executive Assistant, Planning & Building	
	V. Lizoguboff	System Analyst	
	C. Reardon	Clerk, Corporate Services	
Also Present:	Board Chair, S. Fowler	City of Armstrong	
	Media and Public		

*Denotes presence for part of the meeting

CALL DELEGATED PUBLIC HEARING TO ORDER

The meeting was called to order at 2:01 p.m.

The Chair acknowledged that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

INTRODUCTION OF BYLAW

Legal Document Request
DICK, P. c/o SHORTT, J. [File No. 24-0617-B-LD]
425 Highridge Road, Electoral Area "B"

Purpose: The applicant is requesting to modify Covenant No. KW5195 associated with the property legally described as Lot 3, Sec 5, Twp 9, ODYD, Plan KAP80583 and located at 425 Highridge Road, Electoral Area “B” to potentially allow the property to be subdivided into one new lot.

The Planning Manager introduced the Legal Document Request application. He advised that Notice of the Delegated Public Hearing was advertised in accordance with Development Application Procedures and Administrative Fees Bylaw No. 2677, Section 466 of the *Local Government Act* and Public Notice Bylaw No. 2931 as follows:

- Landowners within 100 meters of the subject property letters were mailed May 22, 2026;
- A notice was posted in the Public Notice section on the RDNO website on May 22, 2026;
- Notices were distributed through the RDNO Public Notice email subscription group on May 26, 2026
- An advertisement was placed in the Morning Star edition of May 28, 2026;
- Notice was posted to the RDNO Facebook page on May 28, 2026.

Options to provide input on the Legal Document Request application could be received by e-mail, letter, in-person and/or electronic ZOOM attendance.

Written Submissions Received prior to 9:00 a.m. June, 4, 2026

The Planning Manager advised that no written submissions were received prior to the 9:00 a.m. June 4, 2026 submission deadline.

PUBLIC PRESENTATIONS

The Chair called for any persons present who wished to speak to Legal Document Request application.

1. James Burton, requested to keep the Bylaws as they are.

CLOSE OF DELEGATED PUBLIC HEARING

The Chair called a second and third final time if there were any persons present who wished to speak. There being no further persons present to speak the meeting was adjourned at 2:06 p.m.

CERTIFIED CORRECT

Chair Bob Fleming	General Manager, Finance Stephen Banmen

Unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

DELEGATED PUBLIC HEARING

Thursday, June 4, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

unadopted

Members:	Director B. Fleming	Electoral Area “B"	Chair
	Director A. Shatzko	Electoral Area "C"	
	Alternate Director D. Hackett	Electoral Area "D"	
	Director J. Johnson	Electoral Area "E"	
	Director A. Hopkins	Electoral Area "F"	
Staff:	S. Banmen	General Manager, Finance	
	*Z. Marcolin	General Manager, Utilities	
	G. Routley	Planning Manager	
	A. Bevan	Corporate Officer	
	*A. Affleck	Manager, Parks	
	J. Miles	Planner II	
	D. Kimberley	Executive Assistant, Planning & Building	
	J. McLaughlin	Bylaw Enforcement Officer	
	H. Shannon	Planner (electronic)	
	E. Baycroft	Planning Assistant (electronic)	
	C. Reardon	Clerk, Corporate Services	
Also Present:	Board Chair, S. Fowler	City of Armstrong	
	Media and Public		

*Denotes presence for part of the meeting

CALL DELEGATED PUBLIC HEARING TO ORDER

The meeting was called to order at 2:07 p.m.

Acknowledgment that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

INTRODUCTION OF BYLAW

Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment
Bylaw 3071 - Zoning Amendment
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]
3315 Enderby Mabel Lake Road, Electoral Area "F"

Purpose: Official Community Plan Amendment Bylaw No. 3070 proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial.

Zoning Amendment Bylaw No. 3071 proposes to change the zoning of the same property from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone.

If approved, the applicant proposes to develop a 127 site campground.

The Planning Manager introduced Bylaw Nos. 3070 and 3071. He advised that Notice of the Delegated Public Hearing was advertised in accordance with Development Application Procedures and Administrative Fees Bylaw No. 2677, Section 466 of the *Local Government Act* and Public Notice Bylaw No. 2931 as follows:

- Letters were mailed to landowners located within 100 meters of the subject property on May 22, 2026;
- A notice was posted in the Public Notice section on the RDNO website on May 22, 2026;
- Notices were distributed through the RDNO Public Notice email subscription group on May 26, 2026
- An advertisement was placed in the Morning Star edition of May 28, 2026;
- A notice was posted to the RDNO Facebook page on May 28, 2026.

Options to provide input on Bylaw Nos. 3076 and 3077 could be received by e-mail, letter, in-person and/or electronic ZOOM attendance.

Written Submissions Received prior to 9:00 a.m. June 4, 2026

The Planning Manager advised that in response to the notices, a total of 226 written submissions have been received. These written submissions have been provided to the Electoral Area Directors and are available to the public in the Public Hearing binder on the side table. The written submissions form part of the agenda package regarding this Delegated Public Hearing. The Planning Manager provided the following summary of the written submissions.

The applicant has submitted 307 letters of support. The applicant notes that comments from the authors of the letters reflect that:

- there is a need for additional RV accommodation and recreation opportunities in the area,
- that the development would increase the area's tax base and tourism revenue,
- and that they have confidence in the applicants' investment in the Kingfisher-Mabel Lake area and that they support the Regional District's requirement to require various studies being completed by the applicant.

The applicant has also submitted a report that has been prepared by Keyna Burden of Splatsin Development Corporation. The report is dated May 27, 2026 and it describes the results of an

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Archaeological Overview Assessment and a Preliminary Field Reconnaissance that have been completed for the subject property.

The Regional District has received one written submission in support of the application. The author of the submission states that the applicant has improved the Mabel Lake resort area and that he supports employment opportunities for young adults.

The Regional District received 224 written submissions stating their opposition and concerns regarding the proposed development. The written submissions express concerns related to:

- the ability to safely evacuate the area during a wildfire event or other emergency, particularly given that the area is serviced by a single road with limited capacity and that population levels increase during the wildfire season.
- how an increase in traffic volumes could negatively impact pedestrians, cyclists, and emergency vehicles.
- the areas limited infrastructure capacity, including those related water supply, sewage disposal, solid waste, and telecommunications.
- potential impacts the proposed development could have on the environment including risks to groundwater, nearby waterways, and fish and wildlife habitat.
- flooding risks, noting that flooding has occurred on the subject property in the past.
- potential impact the proposed well water supply could have on neighbouring wells and the underlying aquifers.
- limitations on public access to beaches, boat launches, and parking areas, and that additional development could further restrict access for residents.
- the scale of the proposed development may not be consistent with the existing rural nature of the area.
- potentially allowing a commercial development in an area that is not supported by certain policies in the Official Community Plan.
- the need to ensure that meaningful consultation occurs with First Nations.
- Finally, some of the submissions requested new and updated studies to assess the impacts the proposed development could have on the area's infrastructure and environment.

The Regional District also received a petition from 130 people citing similar concerns noted in the written submissions. Staff note that some of the petition signatories also provided individual written submissions.

The Regional District has also received a written submission from Splatsin. The submission advises that Splatsin has concerns regarding:

- the projects impacts on water, and water supplies
- the sewage disposal impact on aquifers and watercourses
- the Provincial Riparian Protection Regulation applicability
- the projects impact on wildlife
- the ability to evacuate the area in the event of a wildfire.
- the submission also requests that an Archaeological Overview Assessment of the property be completed and that the recommendations of the Assessment be followed.

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PUBLIC PRESENTATIONS

The Chair called for any person present who wished to speak to Bylaw Nos. 3070 and 3071.

1. Terry Laursen
   - Owner
   - Submitted 307 letters of support from local residents, seasonal visitors
2. Sharon Lancaster
   - Applicant, successful stewardship is important;
   - Spoke of the history of development in the Mabel Lake Resort area;
   - Spoke on the infrastructure that was put in the area, the campground, water and septic/ sewer systems;
   - Development of Club Kingfisher, increase in tax revenue:
   - Spoke on the history of stewardship from the family for decades.
3. Alan Pattison
   - Hired by owners to assist with rural community planning, communications with consultants and the RDNO, background in environmental geology;
   - Required professional engineer reports that have been submitted are:
     i. Geotechnical report
     ii. On-site sewage disposal
     iii. Hydrogeological study
     iv. Wildfire Assessment (registered professional forester)
   - Public Information Meeting requirement has been completed;
   - Archaeological Overview assessment required on part of the property;
   - Setbacks and wide privacy buffer will be provided.
4. Terry Laursen
   - Owner, have provided professional reports to address community concerns;
   - Wants a golf cart licensed community and will financially support it;
   - Will provide waste removal services that will not go to the Kingfisher Transfer station;
5. Lynn Anderson
   - Opposed – Professional Engineer that requests further bedrock mapping and water studies be completed, concerns that aquifers 806 and 805 will be comprised and affect surrounding wells and creek;
   - Public safety concerns, environmental concerns, debris from landslides, fire evacuation plans, many residents without internet, lack of cell service;
   - Questioned what is the plan with Mabel Lake Water System, is it being decommissioned;
   - Community success is dependent on the community and the environment.
6. Allison Houweling
   - Opposed – safety concerns of community evacuation, children's summer camp, uninformed visitors to the area are vulnerable, single road in and out of the area;
   - 2009 traffic study and 2016 OCP are out of scale with the current community;
   - Infrastructure is strained.
   - Development is out of scale for the community and not in alignment with the Official Community Plan
7. Susan Saloka
   - Opposed – lack of parking at the only overcrowded public Dolly Varden Beach / Rivermouth Marina boat launch;
   - 100 boat access only cabins park either in the 24 public parking spots or on the side of Rivermouth Road for days/weeks;
   - Safety issues with boats pulling up onto the beach while people are in the water, only one public washroom facility;
   - Influx of people, parking and congestion will be increased, quality of life effected;

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- Please read and study the written submissions.

8. Denis Delisle
   - Opposed to the amendments – infrastructure / traffic is over maxed and overcrowding of the public boat launch in the summer, long lines will grow longer;
   - Another 127 units does not create new economic growth and is of no net benefit to the community;
   - Most critical, public safety – no fire department, volunteer fire department that is 20 minutes away cannot respond, volunteers at Mabel Lake do not have the expertise as a fire department;
   - No proper heli-pad in the area for serious medical evacuation;
9. Janet Denison
   - Opposed – Kingfisher is not just recreational opportunities; rural nature needs to be protected as well;
   - Opposed as Official Community Plan states no development on the west side of the creek;
   - Balance needs to be maintained between rural nature and recreational opportunities; additional tourists will cause additional challenges.
10. Murry McDonald
   - Opposed to campground proposal;
   - Carry capacity – what is the limit of the area, capacity was reached a long time ago on the east side of the creek;
   - In the height of the summer the area turns into a little city of 5,000 people but the area has no services or employees to keep people in check, some take advantage of that, no police, no fire services, no ambulances;
   - The Mabel Lake Water Utility is inadequate; no roof top sprinkler systems are allowed if there is wildfire to keep homes safe;
   - Parking, beach and boat access are inadequate, used to go there but can't go there anymore, there is nowhere to park;
   - Residents of the RV parks will also want to launch boats and have golf carts which will cause more congestion;
   - Can an overrun of tourists ruin an area? Yes.
11. Brad Clark
   - Opposed, professional logger and road maintenance worker, worked on Kingfisher watershed; concerns of flooding; creek is volatile during heavy snow melt combined with rain, debris and rocks rolling down;
   - Property has previously flooded and been damaged by Kingfisher Creek;
   - Maintenance and blockage under bridges upslope from the subject property is not being taken care of and if Kingfisher Creek blows, new berms will not stop property damage and will endanger lives;
   - Kingfisher Creek is a fish bearing channel, koho are endangered, rainbow trout and kokanee; creek is a valuable asset and it is our responsibility to look after the river and the salmon in it;
   - Another campsite is not needed, summer traffic is maxed and traffic study for the area is outdated.
12. Mikenna Allan
   - Opposed – property taxes will be increased based on development and don't help the community, Enderby Mabel Lake Road is in terrible condition;
   - River is important, if wells are comprised without water we cannot live there,
   - Concerns that the septic field will flood and both Kingfisher Creek the Shuswap River and neighbouring wells will be affected;
   - Objects to development, it is in a bad location.

Unadopted

13. Jan Lacko
    - Opposed - defer the next reading until:
        i. Applicant has made suitable arrangements with RDNO for 10 meter corridor for public trail – wants clarification on arrangement and trail to be built in a timely manner;
        ii. Public Information Meeting – applicant failed to provide an email address or phone number option for public to provide comments to the RDNO, therefore limiting participation;
14. Lisa Miner
    - Opposed – concerns of public safety and infrastructure capacity;
    - Review and update the Official Community Plan (OCP) prior to approving the application;
    - When Mabel Lake water levels drop, the Rivermouth Marina is the only place to launch a boat:
    - Infrastrucure is maxed out, vehicle parking, boat trailer parking and golf cart parking, there is no more room;
    - OCP needs to be updated, provide that development contributes to infrastructure.
15. Sierra Miner
    - Opposed – love the community and tourism, but area is oversaturated;
    - Emergency services need to be assessed for medical emergencies, oxygen and AED machines, a proper heli-pad landing area for medical evacuations.
16. Jasmin Wright
    - Opposed – concerned about conservative number for water use, does not mention pool, what will the usage really be;
    - Concerns about the compliance of respecting the riparian zone, will it be in compliance with the OCP;
    - Rural protection area, proposal does not align with rural development and character;
    - Concerns of no community sewer and water, and emergency services;
    - Questioned the full cost of the development, what about 1-acre rural lots opposed to recreational vehicle lots.
17. Graham Go
    - Splatsin Development Corporation, noted developer is well known for previous work in the area;
    - Advised that the property has been deemed a low Archaeological Overview assessment value and owner is following the assessment procedures;
    - Splatsin are actively logging in the area, and do wildfire mitigation;
    - Community grants are available for fire protection;
    - Visitors to permanent residents also add to the increase in numbers that tax resources, not just tourism.
18. John Siegerist
    - Opposed – concerns of more people in the area, serious medical emergencies and medical response time;
    - Concerns of lack of services.
19. Denis Delisle
    - Read written submission from Kowyn Hiebbert, dated June 3, 2026, Opposed – concerns of Kingfisher Creek, history of flood events on the property;
    - Movement of rock, soil and woody debris, creek channel shifting, bank erosion demonstrating creek instability;
    - Concerns that regulatory requirements in and around Kingfisher Creek are not being followed;
    - Negative impact on salmon habitat and fish passage;

Unadopted

- Request RDNO and Department of Fisheries and Oceans investigate placement of riprap within the creek, impacts on fish habitat and channel function.

20. Terry Laursen
    - Owner, noted that the riprap work was done years ago and would not do any work without the approval of fisheries;
    - All works on the property are being reviewed by professionals and through the proper permitting process and if the berms can be built up 30 meters from the creek, they will complete that work;
21. Brad Clark
    - Disagrees that a berm will stop Kingfisher Creek from flooding and causing significant property damage.
22. Lynn Anderson
    - Clarified that the application is being referred to as a campground when it is being advertised as a luxury RV resort with lots being purchased, not a campground.
23. Denis Delisle
    - Noted that the application is in contradiction with the area's Regional Growth Strategy (RGS);
        i. RGS states avoid rural sprawl, 127 RV sites is rural sprawl;
        ii. RGS states to reduce carbon footprint;
        iii. No public transit is available, will be a vehicle reliant development;
    - Opposed to the development.
24. Laine Burrell (electronic)
    - Opposed - concerns of parking, Rivermouth Road already overcrowded;
    - Public safety – proposed campground is right across the road from the most dangerous part of the river with Skookumchuck rapids just downstream.

The Chair called for a second time if any persons present wished to speak to the Bylaws. No one was present to speak.

CLOSE OF DELEGATED PUBLIC HEARING

The Chair called a third and final time if there were any persons present who wished to speak. There being no further persons present to speak the meeting was adjourned at 4:29 p.m.

CERTIFIED CORRECT

Chair Bob Fleming	General Manager, Finance Stephen Banmen

unadopted

REGIONAL DISTRICT OF NORTH OKANAGAN

REGIONAL AGRICULTURAL ADVISORY COMMITTEE MEETING

Thursday, May 28, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

Unadopted

Members:	D. Lapierre	Agricultural Producer	Chair
	Director B. Fleming	Electoral Area "B"	
	Director R. Fairbairn	Electoral Area "D"	
	Alternate Director T. Durning	City of Vernon	
	Councillor S. Runyan	District of Coldstream	
	Councillor G. Popoff	Township of Spallumcheen	
	I. Eggen	Agricultural Producer	
	M. Asif	Agricultural Producer	
	R. van Dalfsen	Agricultural Producer	
	J. Marr	Agricultural Producer	
	L. French	Agricultural Producer	
	S. Meggait	Young Farmer	
Staff:	R. Smailes	General Manager, Planning and Building	
	L. Frank	Regional Planning Projects Manager	
	D. Kimberley	Executive Assistant, Planning and Building	
Also Present:	Public		

CALL MEETING TO ORDER

The meeting was called to order at 6:01 p.m.

APPROVAL OF AGENDA

Regional Agricultural Advisory Committee - May 28, 2026

Moved and seconded
That the Agenda of the May 28, 2026 regular meeting of the Regional Agricultural Advisory Committee be approved as presented.

CARRIED

ADOPTION OF MINUTES

Regional Agricultural Advisory Committee - April 9, 2026

Moved and seconded
That the Minutes of the April 9, 2026 regular meeting of the Regional Agricultural Advisory Committee be adopted as circulated.

CARRIED

UNFINISHED BUSINESS

CleanFarms Update

Councillor Popoff brought forward an article, "CleanFarms Launches Agricultural Plastics Recycling Program". The Committee requests the RDNO reconsider agricultural plastic recycling in light of the TNRD's success. The RDNO Planning Manager will reach out again to RDNO Solid Waste and CleanFarms and bring an update back to the Regional Agricultural Advisory Committee at a future meeting.

Invasive Species

Councillor Runyan inquired if the Committee would be an avenue to discuss invasive species.

The General Manager of Planning and Building advised that the Board of Directors considered an invasive species service in 2024. The RDNO currently does not have a service and has no resources assigned to noxious weed management. The RDNO delivers education and awareness through contracts with external stakeholders. The Committee could discuss invasive species as they relate to agriculture, but it is not in a position to discuss service establishment.

DELEGATIONS

David Ramsay, Work Experience and Dual Credit Community Liaison, School District 83

David Ramsay gave an overview of the School District 83 work experience programs.
https://career.sd83.bc.ca/sampler-programs

The Committee discussed the presentation and provided the following comments:

- It would be great to connect with different employers in the RDNO. Dave Ramsay confirmed that he would like to increase the database of employers in the region.
- What criteria are required of employers to take on high school students? WorkSafe BC, and more than one employee.
- Noted that Farmers in rural Lumby try to get help, but there is a stigma that kids don't want to do the work (not great employees). How do we get around that? Dave Ramsay acknowledged that finding the right match between student and employer is essential. Students are applying for these jobs; they aren't just placed, so they are actively engaged in the process.
- How does RDNO broadcast this opportunity, staff to work with the RDNO Communications Officer?

Unadopted

NEW BUSINESS

Agricultural Land Commission Application
PLEASANT VALLEY CHURCH OF GOD c/o de DOOD, B. [File No. 26-0339-B-ALR]
6161 Pleasant Valley Road, Electoral Area "B"

The Committee discussed the application and provided the following comments:

- Is there room for an agricultural use on the portion of the parcel that looks unused?
  - They did try a community garden for a few years, but it was not successful.
- The soil is not optimal and the church is a historic permitted use.

Moved and seconded
The Committee raises no objection to forwarding the Agricultural Land Commission application for the property located at 6161 Pleasant Valley Road, Electoral Area "B" to the Agricultural Land Commission.

CARRIED

Agricultural Land Commission Application
PAULL, S. & B. [File No. 26-0410-D-ALR]
196 Bluenose Road, Electoral Area "D"

The Committee discussed the application and provided the following comments:

- Questions regarding the size of the cook house building.
- When the previous owner ran an equine camp, did they have all the required approvals? Yes, there was approval for the cookhouse for that use, but it was built without permits.
- Does this set a precedent for other large buildings related to gatherings?
  - If we allow structures like this, are we saying we are making the farms more viable by putting tourism ventures on agricultural land, thus increasing value?
- Not good or bad for agriculture. Neutral.
- The building is already there and was previously approved for a different use.
- Not a lot of active agriculture on the property; it is not promoting agriculture.
- Doesn't agri-tourism relate to agricultural business and not just a hayfield for weddings? The equine facility was an agricultural business; now it is just a place for events?

Moved and seconded
The Committee has no objections to forwarding the Agricultural Land Commission application for the property located at 196 Bluenose Road, Electoral Area "D" to the Agricultural Land Commission.

CARRIED

Draft Regional Agricultural Plan

Moved and seconded
That it be recommended to the Board of Directors, staff be directed to forward the draft Regional Agricultural Plan to Member Municipalities, First Nations, Agricultural Associations, the Regional Growth Management Advisory Committee and Provincial Ministries for their review and comment.

CARRIED

Unadopted

Agricultural Land Commission Mandate

The Committee discussed the Agricultural Land Commission's mandate and provided the following comments:

- Would like to hear from ALC in person or via Zoom
- Seems like the ALC is looking after the land but not the farmers; it is their responsibility to look after the farmers to make farming viable.
- ALC policies should not be one size fits all; what is good for the Lower Mainland doesn't have anything to do with what is good for rural Lumby.
- ALC has had funding cut, what does that mean for processing timelines? Already some have taken a year and a half to reach a decision.
    - If the ALC cannot process applications in a timely manner, then it should be up to local governments.
- As far as enforcement goes, they don't have the staff to handle it. Little to no enforcement is taking place.
- ALC regulations can be contradictory to local government zoning bylaws; the current regulatory structure defaults to the ALC. These contradictions should be reviewed.
- Would like to know more about the triage of the applications? There is a need for some high-priority projects. Fill applications are taking too long, waiting for approval to put sand on the ground for a bona fide agricultural application.
    - Explain how they will allocate their resources.
    - Residential issues need to be lower on the priority list.
    - Delay in the application process is not due to staff; it is the ALC tactic to stall the application. They are looking for fewer applications by making them take years.
    - How can local government help?
    - Triaging is important.
    - It would simplify the ALC's job if they didn't weigh in on fences and gravel.
- Preserving farmland is still a worthy goal supported by the Committee.
- The Committee is in favour of requesting a meeting with the ALC to hold a Q and A.
- RDNO staff were requested to investigate what other jurisdictions are doing. Do they have the same issues?

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.

CERTIFIED CORRECT

Chair Dennis Lapierre	General Manager, Planning and Building Rob Smailes

unadopted