

Lauri Feindell

Subject: FW: TUP Referral - Accessory Dwelling in the form of a Recreational Vehicle - 2844 Gammon Road | E2023.021-TUP

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

Sent: October 31, 2023 11:15 AM

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

Subject: Re: TUP Referral - Accessory Dwelling in the form of a Recreational Vehicle - 2844 Gammon Road | E2023.021-TUP

Hi Ben,

This proposal won't affect our service.

Thanks

Lauri Feindell

Subject: FW: 2844 Gammon Road | E2023.021-TUP - Fortis Property Referral #2023-1425 - Due Nov 30 - Okanagan-Similkameen

From: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Sent: November 10, 2023 9:16 AM
To: Planning <planning@rdos.bc.ca>
Subject: RE: 2844 Gammon Road | E2023.021-TUP - Fortis Property Referral #2023-1425 - Due Nov 30 - Okanagan-Similkameen

Some people who received this message don't often get email from zone5propertyreferrals@fortisbc.com. [Learn why this is important](#)
Good day,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns. Note that there is an existing gas service line to the current premise. If an abandonment or alteration is required due to demolition, renovation or building on the gas meter line location, please contact: 1-888-224-2710 or visit FortisBC.com(here) to guide an online application in order to initiate the planning process.

If you have any questions or concerns, please do not hesitate to ask!

Kindest regards,

Ryan Mohr

Planning and Design Technologist II
Kelowna, BC
Office: 250-868-4502 extension: 74502
Email: Ryan.Mohr@fortisbc.com



From: Referrals <Referrals@fortisbc.com>
Sent: Tuesday, October 31, 2023 11:16 AM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Subject: 2844 Gammon Road | E2023.021-TUP - Fortis Property Referral #2023-1425 - Due Nov 30 - Okanagan-Similkameen

[Fortis Property Referral #2023-1425](#)

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **Nov 30, 2023**.

If a Statutory Right of Way is required, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Liz Dell

Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8

P: 778-578-8038 / property.services@fortisbc.com

Lauri Feindell

From: HBE [IH] <HBE@interiorhealth.ca>
Sent: December 1, 2023 9:30 AM
To: Ben Kent; Planning
Subject: RE: TUP Referral - Accessory Dwelling in the form of a Recreational Vehicle - 2844 Gammon Road | E2023.021-TUP

Good day Ben,

Apologies for missing yesterday's deadline, hopefully our comments can still be considered in relation to this referral.

It is our understanding that the applicant is requesting a Temporary Use Permit, for no more than 3 years, which will allow for the use of an recreational vehicle (RV) as a residential dwelling at the subject property. Our understanding is that the conditions of the temporary permit are for the RV is connected to community water and electricity, but not an onsite sewerage system.

This referral has been reviewed from Healthy Community Development perspective and the following is for your consideration.

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

Having said this, it is important to understand that RVs do not meet quality standards for living in long-term and may be susceptible to potential health hazards (e.g. extreme heat or cold). We understand that most recreational vehicles are not intended, designed or constructed as a permanent form of housing. Appropriate heating, insulation and venting systems which support indoor air quality helps people to maintain good general and respiratory health. Poor quality housing is characterized by hazards that increase the risk of unintentional injuries such as burns and physical trauma. Energy inefficient housing in cold climates is also linked to illnesses caused by cold and damp living conditions.

In addition, safe housing confirms quality standards are met to ensure all systems are operating properly, such as electrical, heating/cooling and fuel systems (e.g. propane), that fire and carbon monoxide monitors are installed and emergency exits are operable, and that they are tested regularly to ensure they continue to function properly.

For the above given reasons, we question whether it would make sense to consider renewing the temporary use permit after the current 3 year term.

Once a dwelling has running water or water under pressure as described in the application and rationale, an appropriate connection to a sewerage disposal system as identified in the BC Sewerage Regulation is required. We would not be in favour of supporting the current application with the continued use of "bins" as a form of domestic sewerage disposal. The applicant can find more information on Sewerage System requirements can be found on our public website [Sewerage, Subdivisions & Healthier Industries | IH \(interiorhealth.ca\)](#)

For these reasons, we would also recommend RDOS require the applicant to provide records of the Filing and Letter of Certification for the existing sewerage disposal system serving the RV to ensure and confirm that the existing sewerage dispersal system has adequate performance, condition, size and location for the intended use (as per Section 7.2 of the Onsite Wastewater Certification Board Policy: APPENDIX 2, Registered Onsite Wastewater Practitioner (ROWP) Practice Guidelines).

If Filing documents cannot be produced for the existing sewerage disposal system connected to the current RV, we would advise the RDOS request a Compliance Inspection be completed by an Authorized Person to ensure the existing sewerage disposal system will be able to handle the flow / volume produced being connected to it, that it does not pose a health hazard/risk and that it meets the required vertical and horizontal separation distances as well as today's Sewerage System Standard Practice Manual, Version 3 standards.

Should you have any questions about the information provided above, please don't hesitate to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams (he/him/his)

Team Leader, Healthy Community Development

Interior Health

www.interiorhealth.ca



Interior Health

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

From: Ben Kent <bkent@rdos.bc.ca>

Sent: Monday, October 30, 2023 4:09 PM

To: referrals@fortisbc.com; HBE [IH] <HBE@interiorhealth.ca>; Naramata Fire Chief <NaramataFC@rdos.bc.ca>

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

Subject: TUP Referral - Accessory Dwelling in the form of a Recreational Vehicle - 2844 Gammon Road | E2023.021-TUP

Re: Project No. E2023.021-TUP

Temporary Use Permit – Accessory Dwelling in the form of a Recreational Vehicle

Find attached a Referral sheet for a Temporary Use Permit application, along with a link to our web page with the relevant documentation.

Please review and forward your comments/concerns to planning@rdos.bc.ca by November 30, 2023.

Kind Regards,



Ben Kent, MPL • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250-490-4109 • tf. 1-877-610-3737

www.rdos.bc.ca • bkent@rdos.bc.ca

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