

Lesley Gibbons

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 17, 2025 9:24 AM
To: Planning
Subject: Highway 97, 5154, RDOS (C2025.003-ZONE)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights based on the proposed change in use and plans provided.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Highway 97 and Road No. 7. The existing FBC(E) facilities do not appear to be affected by the proposed change in use.
- For any changes to the existing service, the applicant must contact an FBC(E) designer at 1-866-4FORTIS (1-866-436-7847) for more details regarding design, servicing solutions, and land right requirements.

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

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBClands@fortisbc.com



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Lesley Gibbons

From: Joseph Trottier <JTrottier@oliver.ca>
Sent: April 23, 2025 2:18 PM
To: Planning
Cc: Colin Martin
Subject: Bylaw referral - Zoning Amendment - 5154 Highway 97
Attachments: Bylaw Referral Sheet(2025-04-08) - 5154 Highway 97.pdf

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

Please find attached referral sheet.

Cheers,



Joseph Trottier, ASCT | Engineering Technologist II
Box 638, 5971 Sawmill Road | Oliver, BC V0H 1T0
p. 250 485 6217
Email: jtrottier@oliver.ca
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Voyent Alert!](#)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2800.54

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by Bylaw

☒ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Applicant must have apply for water upgrade with drawings, indicating size of service required from the Town of Oliver, as the current size of water service is not adequate for a fruit stand and a 5 unit building. This property applied for water to 437 Road 7 in 2019, for a fruit stand only. The water service installed was sized according to the requirements of a fruit stand only.

Signature: _____



Signed By: _____



Agency: _____

TOWN OF OLIVER

Title: _____

ENGINEERING TECHNOLOGIST II

Date: _____

APRIL 23, 2025

Lesley Gibbons

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: May 2, 2025 2:55 PM
To: Colin Martin
Subject: RE: Bylaw referral - Zoning Amendment - 5154 Highway 97

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Colin,

Thanks for referring this site-specific zoning bylaw amendment to the ALC for comment.

I understand that the Property is zoned A1, which currently permits agri-tourism accommodation sleeping units up to 30 m2 in size (not inclusive of washrooms). The ZBA would allow agri-tourism accommodation sleeping units up to 42 m2 in size on the Property (not inclusive of washrooms). I understand also that, as the Property is 4-8 ha in size, the number of agri-tourism accommodation sleeping units permitted is 5.

Agri-tourism accommodation is a permitted use in the ALR provided it meets the conditions outlined in [s. 33 of the ALR Use Regulation](#), including that there be no more than 10 sleeping units and that the total area for structures, landscaping, and access for the accommodation take up less than 5% of the Property. ALC Staff have no concerns with a site-specific zoning bylaw amendment that allows a permitted use on ALR land.

ALC Staff also note that, while the ZBA could increase the maximum allowable size for agri-tourism accommodation on the Property, the Property would have to be in compliance with additional ALC regulations prior to the issuance of any permits for constructing the agri-tourism accommodation. In particular, agri-tourism accommodation is only permitted in the ALR if used in relation to the specific agri-tourism activities defined in [s. 12 of the ALR Use Regulation](#). In addition, any fill placement or soil removal needed to facilitate the construction of agri-tourism accommodation units would require the successful submission of a NOI to the Commission.

Please let me know if you have any further questions.

Sincerely,

Alex



Alex Haalboom | MRM Planning | she/her/hers
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
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From: Colin Martin <cmartin@rdos.bc.ca>

Sent: April 8, 2025 2:01 PM

To: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; ofdchief@oliver.ca; 'FBClands@fortisbc.com' <FBClands@fortisbc.com>; XT:Oliver, Town ENV:IN <admin@oliver.ca>; 'cgilber@sd53.bc.ca' <cgilber@sd53.bc.ca>; Bitte, Rob MOTI:EX <Rob.Bitte@gov.bc.ca>

Subject: Bylaw referral - Zoning Amendment - 5154 Highway 97

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Project No. C2025.003-ZONE
Zoning Bylaw Amendment

Please find attached a Referral Sheet for a Zoning Bylaw Amendment, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you can, please forward your comments/concerns to planning@rdos.bc.ca by May 8, 2025.

Regards,



Colin Martin (he/him) • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • cmartin@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the Syilx people in the Okanagan Nation.