

# RESPONSE SUMMARY

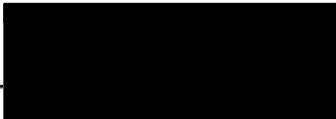
## AMENDMENT BYLAW NO. 2800.59, 2026

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature:  \_\_\_\_\_

Signed By: DAVID RYAN

Agency: OSOYOSI IRRIGATION DISTRICT

Title: TREASURER

Date: 19 FEB, 2026



DEVELOPMENT SERVICES  
PRELIMINARY BYLAW  
COMMUNICATION

Your File #: Secondary Suites  
(X2025.012-ZONE -  
2800.59)

eDAS File #: 2026-00785

Date: February 19, 2026

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

Attention: Lesley Gibbons Planning Services Coordinator

**Re: Proposed Text Amendment Bylaw 2800.59 for:  
Electoral Areas "A", "C", "D", "E", "F" and "I"**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte  
Development Officer

**Local District Address**

Penticton Area Office  
102 Industrial Place  
Penticton, BC V2A 7C8  
Canada

Phone: (250) 712-3660 Fax: (250) 490-2231



## Lower Nipit Improvement District

*Water Governance of Twin Lake*

160 Twin Lake  
Road V0H 1K0  
[lnidctee@gmail.com](mailto:lnidctee@gmail.com)

March 2, 2026

Attention: Shannon Duong – Planner II  
101 Martin Str.,  
Penticton B.C.,  
V2A 5J9

Dear. Ms. Duong

Re: Amendment Bylaw No. 2800.59, 2026

Thank you for your referral to the aforementioned bylaw and for an opportunity to comment on the same. The following are our recommendations concerning the bylaw and a request to protect water use in the Twin Lakes-Marron Valley Aquifer catchment area.

Our Board has reviewed the proposed bylaw and has a number of concerns regarding the bylaw where it permits higher densities without consideration for the viability of the proposed suites or potential harm to neighbouring residents or the environment. Specifically, our community has been identified as a “water limited area” within several studies conducted by the RDOS. Since these studies were commissioned, developments with significant water use have been permitted. Further, Twin Lakes has a number of homes that have septic systems that do not meet today’s health standards and may be subject to flooding. Should these residents be able to upgrade their septic systems they still may be subject to flooding. This poses serious risks to public health and the environment. Also, putting basement suites in homes subject to flooding does not seem prudent and will create additional risk and liabilities.

Within the RDOS May 10, 2010 Summit Environmental Consultants study, it recommends that “a rural land use or sub-area plan with the objective of being able to protect the lake-aquifer system from further development that would increase groundwater usage beyond current levels.” Another study conducted by Golder and

Associates has stated that water usage within the Twin Lakes – Marron Valley aquifer is already beyond its capacity. Since these studies were conducted, developments with substantial water use have been created within the aquifer’s catchment area. These include but are not limited to: Kaleden Acres subdivision, densification of the Twin Lakes campground, the commercial development of a marijuana growing facility and several new homes along Twin Lakes.

We request that the RDOS provide similar bylaw protections for the Twin Lake – Marron Valley Aquifer, or Provincial Aquifer 261 and catchment area, as you have for the Faulder Meadow Valley Aquifer.

Further we request that the proposed Bylaw No. 20800.59, 2026 be amended so that it only applies in areas where additional suites will cause no harm to adjacent residents, the environment, or owner of the new suite.

Should you have any further questions or require clarifications please feel free to contact the undersigned at

Regards,



Glenda-Stewart Smith – Chair LNID

Cc: Donegal Wilson – MLA Boundary-Similkameen  
Subrina Montieth – RDOS Area I Director

## Lesley Gibbons

---

**From:** Tony Madeira  
**Sent:** March 16, 2026 7:44 AM  
**To:** Shannon Duong  
**Cc:** Planning; Deborah Jones-Middleton; Kelly Johnston  
**Subject:** Bylaw Referral X2025.012-ZONE | Amendment Bylaw No. 2800.59, 2026

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Good morning Shannon,

The Kaleden Volunteer Fire Department has reviewed Amendment Bylaw No. 2800.59 regarding the updates to secondary suite and accessory dwelling regulations. While we support the principle of housing flexibility and alignment with provincial mandates, the increase in density presents operational challenges for emergency services that we recommend addressing through the following safety measures.

**1. Wildfire Mitigation & FireSmart BC Standards** Given that increased density raises the risk of structure-to-structure ignition, it is recommended that any new secondary suites or accessory dwellings adhere to **FireSmart Priority Zone 1** standards. This includes maintaining non-combustible zones and ensuring adequate spatial separation to prevent a fire in one unit from spreading to adjacent dwellings on the same parcel.

**2. Fire Safety & Building Code Compliance** To ensure the safety of residents and responders, it is recommended that all units meet BC Building Code requirements for fire separations and that homeowners maintain the following on-site:

- **Alarms:** Smoke and CO alarms installed in all sleeping areas and on every floor, with documented monthly inspection logs.
- **Suppression:** Tagged and inspected fire extinguishers located in kitchens, laundry rooms, and utility rooms.
- **Egress:** Ensuring every room has two clear points of exit and that all passageways remain unobstructed.
- **Maintenance:** Annual professional inspections for all chimneys and fireplaces.

**3. Accountability & Short-Term Rentals (STRs)** Consistent with my previous feedback, it is recommended that for any suite or accessory dwelling utilized as an STR, the property owner reside on-site. This ensures immediate accountability and property management during emergency events or evacuations.

**4. Addressing & Identification** With the potential for multiple dwellings on a single parcel, it is recommended that each unit feature prominent, reflective signage visible from the roadway. This is critical to ensure the Kaleden Volunteer Fire Department can locate specific units without delay during an emergency.

#### 5. Infrastructure & Operational Data

- **Water Supply:** It is recommended that the RDOS confirm with the Kaleden Irrigation District that increased domestic demand from higher-density parcels will not compromise the required fire flow in the area.
- **Database Access:** It is recommended that the RDOS provide the Fire Department with a database of approved suites and accessory dwellings to ensure accurate door-to-door counts during tactical wildfire evacuations.

Thanks

*One Region Working Together*



**Tony Madeira** • Fire Chief - Kaleden Volunteer Fire Department

Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250-497-8231 • tf. 1-877-610-3737 • f. 250-497-8082  
[www.rkaledenfire.ca](http://www.rkaledenfire.ca) • [tmadeira@rdos.bc.ca](mailto:tmadeira@rdos.bc.ca)

Make your home more wildfire resilient.  
For further information, email: [firesmart@kaledenfire.ca](mailto:firesmart@kaledenfire.ca) or [chief@kaledenfire.ca](mailto:chief@kaledenfire.ca)



The RDOS is located within the traditional and ancestral territory of the syilx Okanagan and sm̓əłq̓m̓ix peoples.

*This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.*

# RESPONSE SUMMARY

## AMENDMENT BYLAW NO. 2800.59, 2026

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

### Approval Recommended Subject to the Conditions Outlined Below

1. Each applicant for a building permit to construct a second dwelling of any type in Kaleden must apply to the Kaleden Irrigation District for a second water service to the property. All capital and connection fees will apply. Connecting off existing water services is not permitted. Under current rules, the RDOS does require "Proof of Water" confirmation from the KID for building permits.
2. Fire flow deficient areas within our service area will not be permitted a second domestic water service unless mainline upgrades are completed to increase fire flow. If grant money were available to make improvements to the areas with fire flow deficiency, this would greatly affect the community's ability to densify and allow for more properties to have second dwellings.
3. The District currently can meet low density for servicing second dwellings; we are unable to meet medium density without significant infrastructure upgrades due to line sizes in some areas.
4. As always with greater density the KID has concerns with the current septic systems in use, and any additional systems required to meet current standards. If a second dwelling or a suite is permitted on a low density residential lot, we recommend that both dwellings be inspected by a qualified company to ensure ability to meet capacity for both dwellings.
5. For billing purposes, we request that we receive a listing semi-annually of short term rental approvals and vacation rental licences issued within Area I, or a copy of each licence as they're issued.

Signature: \_\_\_\_\_

Signed By: Lynn Shead

Agency: Kaleden Irrigation District

Title: Finance Administrator

Date: March 16, 2026