



Agenda

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Regular Council Meeting
to be held at
City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Monday, April 18, 2016
following the Public Hearing at 6:00 p.m.

1. **Call Regular Council Meeting to Order**
 2. **Introduction of Late Items**
 3. **Adoption of Agenda**
 4. **Adoption of Minutes:**
 - 4.1 Minutes of the April 4, 2016 Public Hearing 1-6 Receive
 - 4.2 Minutes of the April 4, 2016 Regular Council Meeting 7-12 Adopt
 5. **Presentations:**
 - 5.1 Southern Interior Local Government Association (SILGA) Presentation
Councillor Konanz
 6. **Delegations and Petitions:**
 - 6.1 Okanagan Upcycling Resource Society – Deb Thorneycroft 13-30
Re: New Location for Upcycling Centre
 7. **Reconsideration of Bylaws and Permits:**
 - 7.1 Zoning Amendment Bylaw No. 2016-06 31-34 2nd/3rd/Adopt
Re: 166 & 172 Cambie Place
DVP PL2015-0769 Approve
 - 7.2 2016-2020 Five Year Financial Plan Amendment Bylaw No. 2016-17 35-36 Adopt
 - 7.3 Zoning Amendment Bylaw No. 2016-18 37-38 Adopt
Re: 2959 Skaha Lake Road
 8. **Staff Reports:**
 - 8.1 DP PL2016-7627 and DVP PL2016-7626 39-66 Del/Sub
RE: 1115 Holden Road: Sendero Gate Townhouses
Staff Recommendation: THAT Council approve "Development Variance Permit DVP2016-7626", a permit to increase the maximum permitted principal building height to 10.5m to accommodate the proposed three storey townhouse building heights on Proposed Lot 5 of the subdivision of "Lot 131 District Lot 2710, Similkameen
- DDS

Division Yale District, Plan KAP92932" as identified on Attachment 'B' (Approved Subdivision Layout) and located on what will become 1115 Holden Road; AND THAT staff are directed to issue the permit.

THAT Council approve "Development Permit DP2016-7627", a permit allowing for the development of a 44 unit townhouse development on Proposed Lot S of the subdivision of "Lot 131 District Lot 2710, Similkameen Division Yale District, Plan KAP92932" as identified on Attachment 'B' (Approved Subdivision Layout), located at what will become 1115 Holden Road; AND THAT staff are directed to issue the permit.

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|-----|-----|---|---------|
| CE | 8.2 | Water Conservation Plan | 67-123 |
| | | <i><u>Staff Recommendation:</u> THAT Council receives the Draft Water Conservation Plan for the City's irrigation systems as prepared by Urban Systems (April, 2016); AND THAT staff commences a consultative process with the Agricultural Committee and the Agriculture land owners and operators; AND THAT following consultation the results along with any report revisions be brought back for Council to consider.</i> | |
| RS | 8.3 | Tax Rates Bylaw No. 2016-19 | 124-129 |
| | | <i><u>Staff Recommendation:</u> THAT Council read for the first, second and third time the Tax Rates Bylaw No.2016-19 establishing property taxation rates for the 2016 tax year for the City of Penticton.</i> | |
| DDS | 8.4 | Zoning Amendment Bylaw No. 2016-20
Re: 481 Nelson Avenue | 130-141 |
| | | <i><u>Staff Recommendation:</u> WHEREAS Council considers the subject parcel can accommodate the intended use of duplex housing; THEREFORE Council directs that Zoning Amendment Bylaw No. 2016-20, a bylaw to amend Zoning Bylaw 2011-23 for Lot 76, District Lot 250, Similkameen Division Yale District, Plan 845, located at 481 Nelson Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the May 2, 2016 Public Hearing.</i> | |
| DDS | 8.5 | OCP Amendment Bylaw No. 2016-14 & Zoning Amendment Bylaw No. 2016-15
Re: 784 Argyle Street | 142-158 |
| | | <i><u>Staff Recommendation:</u> THAT prior to consideration of the bylaw and in accordance with Section 475 of Local Government Act, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:</i> | |
| | | <i>1. One or more persons, organizations or authorities;</i> | |
| | | <i>2. The Regional District of Okanagan Similkameen;</i> | |
| | | <i>3. Local First Nations;</i> | |
| | | <i>4. School District #67; and</i> | |
| | | <i>5. The provincial or federal government and their agencies.</i> | |

AND THAT it is determined that the Public Hearing is sufficient consultation;

AND THAT "OCP Amendment Bylaw No. 2016-14", being a bylaw to amend "OCP Bylaw No. 2002-20" changing the OCP designation on Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street, shown as Attachment 'B' of this report, from LR (Low Density Residential) to MR (Medium Density Residential); and to be included in Development Permit Area Schedule 'H' of the Official Community Plan Bylaw 2002-20 be introduced, given first reading and be forwarded to the May 2, 2016 Public Hearing.

THAT "Zoning Amendment Bylaw No. 2016-15", a bylaw to amend Zoning Bylaw 2011-23 on Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street, from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the May 2, 2016 Public Hearing;

AND THAT prior to adoption of the bylaw, a road dedication of 1.1 m along the Argyle Street frontage be registered with the land title office.

DDS	8.6	Zoning Amendment Bylaw No. 2016-21 Re: 679 Churchill Avenue <u>Staff Recommendation:</u> THAT "Zoning Amendment Bylaw No. 2016-21", a bylaw to amend Zoning Bylaw 2011-23 for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the May 2nd, 2016 Public Hearing; AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2016-21", a 1.9 m road widening is registered with the Land Title Office; AND THAT delegations and submissions are heard for Development Variance Permit PL2016-7599, for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, a permit to reduce minimum lot width from 13m to 9.1m and lot area from 390m² to 325m² in the RD2 zone to allow for a two lot subdivision, during the May 2nd, 2016 Public Hearing; AND THAT Development Variance Permit PL2016-7599 be considered only after adoption of Zoning Amendment Bylaw No. 2016-21; AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-21", approves Development Permit PL2016-7601, for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, a permit that allows for the construction of a front-to-back duplex on both newly formed lots.	159-177
GMI	8.7	Blasting Control Bylaw No. 2016-16 & MTI Amendment Bylaw No. 2016-22 <u>Staff Recommendation:</u> THAT Council give first, second and third reading to "Blasting Control Bylaw 2016-16", as contained in Attachment "A", a bylaw to regulate blasting activities in the City of Penticton; AND THAT Council give first, second and third reading to "Municipal Ticketing Information Amendment Bylaw 2016-22", as contained in Attachment "B", a bylaw to amend Municipal Ticketing Information Bylaw 2012-5021.	178-200
9. Correspondence			
	9.1	Penticton-Ikeda Sister City Society Re: 40th Anniversary Celebration	201-205
	9.2	Ministry of Community, Sport and Cultural Development and Minister Responsible For TransLink Re: Transportation and Accommodation Services	206-207
10. Committee and Board Reports			
	10.1	SOEC Select Committee Meeting Minutes of April 1, 2016 <u>Recommendation:</u> THAT Council receive the minutes of the SOEC Select Committee meeting of April 1, 2016. <u>Committee Recommendation:</u> THAT Council authorize Spectra, specific to corporate sales such as advertising and premium services, to sell past their contract date of June 2019; AND THAT any sales after the contract expiry date are to be pro-rated at the average fair market rates with no front loading.	208-210
	10.2	Community Sustainability Committee Meeting Minutes of April 6, 2016 <u>Recommendation:</u> THAT Council receive the minutes of the Community Sustainability Committee meeting of April 6, 2016.	211-213
	10.3	Parks and Recreation Committee Meeting Minutes of April 8, 2016 <u>Recommendation:</u> THAT Council receive the minutes of the Parks and Recreation Committee meeting of April 8, 2016.	214-217

11. **Notice of Motion**

From Councillor Konanz:

THAT Staff research the schedules of council meetings and public hearings held in other municipalities and report back to Council with options for beneficial changes to the 2017 Penticton City council meeting and public hearing schedule.

12. **Other Business**

13. **RDOS Update**

14. **Business Arising from In-Camera**

THAT Council appoint Georgia Krebs as the Shatford Centre representative for the Heritage and Museum Committee.

15. **Media and Public Question Period**

16. **Adjournment**

Minutes

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Public Hearing
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

Monday, April 4, 2016
at 6:00 p.m.

Present: Mayor Jakubeit
Councillor Sentes
Councillor Martin
Councillor Konanz
Councillor Sayeed

Absent: Councillor Watt
Councillor Picton

Staff: Eric Sorensen, Chief Administrative Officer
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Mitch Moroziuk, General Manager Infrastructure
Jules Hall, Director of Development Services
Lori Mullin, Recreation and Culture Manager
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:10 p.m. for the "Zoning Amendment Bylaw No. 2016-18", OCP Amendment Bylaw No. 2015-13" and "Zoning Amendment Bylaw No. 2015-14". He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

"Zoning Amendment Bylaw No. 2016-18" (2959 Skaha Lake Road)

The purpose of "Zoning Amendment Bylaw No. 2016-18" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 3, District Lot 116, Similkameen Division Yale District, Plan 33814, located at 2959 Skaha Lake Road, from CT1 (Tourist Commercial) to C4 (General Commercial).

The applicant is proposing to develop a health services building.

The Corporate Officer advised that no written correspondence has been received after the printing of the agenda.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- Rene Buttar, applicant, available to answer any questions.
- James Brown, Skaha Lake Road, spoke in support of the application.
- Lynn Kelsey, Oakville Street, spoke in support of the application.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2016-18" was terminated at 6:15 p.m. and no new information can be received on this matter.

OCP Amendment Bylaw No. 2015-13 and Zoning Amendment Bylaw No. 2015-14" (630 Munson Mountain Road)

The purpose of "Official Community Plan Amendment Bylaw No. 2015-13" is to amend Official Community Plan Bylaw No. 2002-20 Schedule 'B' Future Land Use as follows:

Change the land use designation of Lot A, District Lot 187, Similkameen Division Yale District, Plan 28179 located at 630 Munson Mountain Road from A (Agriculture) to PR (Parks and Recreation).

The purpose of "Zoning Amendment Bylaw No. 2015-14" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot A, District Lot 187, Similkameen Division Yale District, Plan 28179 located at 630 Munson Mountain Road from A (Agriculture) to P2 (Parks and Recreation).

The Corporate Officer advised that written correspondence has been received after the printing of the agenda and distributed to Council.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- Mackay McGinnis, Kelowna BMX rider, spoke in support of Penticton BMX.
- Jeff Ingram, Kelowna, represent Kelowna club, here in support of moving the Penticton track to a larger facility so they can host international events, dust and noise are not issues, track surface is durable and hard, perimeter is park, 250 members in support of this project, open to the public dawn to dusk, April 15 to Thanksgiving.
- Gary McBride, Orillia Street, co-chair of PACA, spoke in support of the amendments.
- Andrew Bayston, President of Penticton BMX, Mesa Drive, club is part of Penticton sporting community, non-profit with parent volunteers, here for healthy kids and activity in the community, Olympic sport, we run April to October and race once a week, practice once a week, 75 members, new track up to another 100 members come, members in neighbouring community would participate at our new facility. Riders all skill levels, volunteers give back to community, fun is our priority, environmental impact, we want to work with city, will abide with ALC recommendations, facility for entire community to enjoy, facility uses natural products, eliminate dust, no toxic sprays, limit imprint, no foreign materials, issues of camping, not designated as campground, once a year apply for national event, want to work with community gardens, would apply to host national event, 1100 racers, host provincial event, how overcome parking, made due at current site, people have found a spot, new site has ample area for parking.
- Joe Nichols, Evan Ave, grew up in Penticton riding bike, opposed to where proposing to put it, more than a NIMBY issue, wine culture in area, doesn't jive with vineyards, wineries and BMX track. Light pollution? Those in area will be affected by lights, have to keep looking for another site that won't impact the neighbourhood, more harm than good.
- Hanna Highland, Elm Ave, not opposed to BMX, opposed to location, don't fix one thing by breaking another, speaking for Jake Kimberly, two strongest arguments against location is too far out of city, dangerous Naramata road for young riders to be on, parents will have to deliver the young riders, less use and defeats purpose of expanding track, who is going to maintain this area, city responsibility? Has calculated greater cost out there than central location, being there encroaches into agriculture lands, orchardist restricted on farm equipment spraying, suggest alternate location for BMX.
- Jane Coady, Lower Bench Road, emailed comments, spoke against amendments; hope this council understands the value of this natural area.
- Bruce Laird, Grand Forks, director of BMX society, support Penticton BMX club proposed move to Munson Mt, constraints of current site, new facility will open up opportunities for them. BMX is a community, we help each other out.
- Barbara Lambert, Lower Bench Road, family has a cherry orchard, think carefully what fits where in the community as a whole, a great number of people have worked hard to save Munson Mt and Naramata bench, points why on lot a destructive to ambiance of surrounding bench land, to be treasured and preserved, wildflowers, birds, restorative view, leave in its natural state.
- Nester Gonzales, Woodlands Place, support BMX, three little ones clearly a family event having a bigger track and different track brings up their skills, learn and experienced racers, competition with Kelowna and race other areas because our track is smaller, clean up is done by family members, distance isn't an issue, lights on track? Usually not, we try to run events early enough without lights, shut down around 8 pm.
- Lauren Clancy, Munson Mountain Road, opposition not to BMX, it is the venue choice, not against kids, think there is a much better place than what is proposed, spoke against amendments.
- Eric Holler, Upper Bench Road, concerned with farming rights, 8 acres of grapes, constantly farming, can't have restrictions on my farming, spray chemicals, if restrictions on my spraying, I could lose income, winery impact sales, contributing to agro economy, don't think BMX will help my cause, land is very arable, half dumped on, restrictions mowing creates dust, working 50 – 100 ft from kids, kids need sports, disagree with

venue, don't want to spray with kids around, when do spray, morning until 10 or 12, until hot, can't sent hand labour through grapes 14 days, neighbours are farmers.

- Sally Kilbourne, Sudbury, opposition to locating BMX at this location, urge maintain quiet rural care of this property, loss of farm land will be a problem for this province, offers to lease this property urge Council to consider, harmonious with wine industry, Penticton is under allocated for park space, urge city to spend money on park plan, inappropriate use, concerned about erosion and grass lands, concerned about the unsupervised use of this property, concerned about risk city taking on, remote location, consider increase costs of monitoring of park, better location is in town.
- Len McLean, Osoyoos, track operator at Penticton BMX, likely never have big flood lights, don't race after dark, at national events races are over by 6pm, one every four years for national event, no chance to get it every year, BMX is a family sport, not uncommon to see three generation of riders on track, our club has suffered due to size of our track, it is not challenging, riders quit when in early teens because not challenging, we are already exposed to farm spray living in Okanagan, we are volunteers who respect the track, invite all opposed to visit race, meet us, bike race could never go down mountain in tall grass, designed for hard packed track, don't ride on road with gear they wear.
- Edward Swan, Middle Bench road north, orchardist, grape grower, not against BMX, against location, spray drifts, do we want to subject children to this, records of fire department responding to serious accident at corner of Munson Mt, that road is dangerous, to think that kids out there playing will make it worse, road compromised by wineries function, matter of time until serious injuries, sprays 13 times year minimum, 8 am to 10 am, won't enter area for 72 hours.
- Neil Couton, Corbishly Ave adjacent to BMX track, our new business, guest house and retreat, understand that it doesn't make a lot of noise, we are running a retreat, we believe in economic growth, don't want to put our business at risk, noise will affect our lively hood, April to October is our business time too, we look right up there, no trees in front of our property, we want noise barrier, our business relies on quiet, want to make something better for this area, huge investment on our part, we are affected by any decision to change the area.
- Silko Trimba, invested close to 3 million, making guest house and retreat, stillness and calmness, running meditative retreats, if you believe in agro tourism, not let this happen, you hear everything, building pool, we will buy it and leave it, go buy it somewhere else, we will leave it, support BMX, find a different location.
- Allison Jones, Naramata, BMX many times tried to move to another track, noise, dust, two nights a week, two to three hours, before dark, BMX community is a family.
- Matthew Holler, Davenport Ave, farm manager for Poplar Grove winery, spend \$50,000 use organic spray, don't have a choice when spray, dependant on mother nature, six family members business, like area to remain agriculture use.
- Al Box, Penticton resident, used to have two BMX tracks in this town, rode as a child, now a food advocate, is this right place for this track? This report shows that the land is fill, wouldn't support if this was beautiful agriculture land, learn to make money in other ways, children need a place to play, this is an adequate place.
- Sandy Ross, advocate for parks, support rezoning, shortfall in parks, land situation is desperate, encouraged by BMX and size of foot print and time using, huge need for park space in city, extend the walkways onto Lower Bench road and access to KVR.
- Dan Colbeck, accessibility to BMX, all of Penticton access, parents driving kids, BMX bike for track only, community garden great use of the land, pro kids and youth activity, injuries on track, don't feel kids will be riding alone, no risk there, kids with parents, average age is 7 and don't let kids ride alone, concerned about chemicals, spray by farmers, concerned about kids that attend Uplands school and KVR users, spray is something wasn't aware of until tonight, as a resident concerned about it.

- Dennis O’Gorman, Pharrell Street, if positive decision, glad to learn bike not threat to grass lands, mountain bike skills trail concept should find a more suitable site, use the esplanade;
- Hilma Labelle, Redlands Road, we have something no other community has, benches on agriculture land, we were against sports fields in 2006, still opposed, ALR land should stay the ALR and used for agriculture purposes alone, think about it again.
- Nancy Garden, Naramata, former owner of property, find a solution for families else, think about this.
- Steve Ellmus, Summerland, BMX every week, never went to Munson Mt until year ago, no other reason to visit, make it available and reason for people to enjoy rather than small number that live in the area.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

- Lynn Kelsey, Oakville Street, don’t want to see you make this decision tonight, think you need to digest information, schools might be an option, please postpone decision to take time to properly think about.
- Barbara Lambert, support that Council postpone decision tonight, BMX will have loud speakers and lights.
- Neil Couton and Silko Trimba, importance of tourism, invite Council to place on Friday at 4 pm, Naramata bench only starting to be known, we want you to feel it, get what we are trying to say, commitment to this area, BMX and horses don’t mix.
- Ms. Jones, interface to Munson Mt this is our lively hood, re-examine where to locate BMX, not the right location.
- James Brown, Skaha Lake road, not against BMX bikes, concerned about access to the site, frightened at prospect of speeding down road into someone’s orchard, nothing to keep cars off orchards adjacent to road ways, don’t want lives lost.
- Bruce Laird, Grand Forks, our track in town, city park, open access all the time.
- Andrew Bayston, President, Do not race under lights, leave at 8 pm, access with children no one is riding their bikes, no concern with children on road, pesticides, if they are as dangerous as they say we are all exposed to them currently, medical personal on site, noise, we race bikes, small PA system if the sound of children is noise pollution we have a bigger problem, if just purchased home info was available to them, let them purchase 2 million piece of land, work on this together.
- Sharon Duflin, impact track going to have, more traffic on road and parking on road, camping during nationals.
- Lauren Clancy, Munson Mt Road, school closure and use of land, school board would welcome offer from the city, narrow lane way, giving away land valued at 1-2 million dollars.
- Allison Jones, Knox Mountain in Kelowna is like Munson Mt with walking trails and protected grass lands off trails, everyone can enjoy this space; club will make a small footprint.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "OCP Amendment Bylaw No. 2015-13" and "Zoning Amendment Bylaw No. 2015-14" was terminated at 8:34 p.m. and no new information can be received on this matter.

Certified correct:

Confirmed:

Dana Schmidt
Corporate Officer

Andrew Jakubeit
Mayor

Minutes

penticton.ca

Regular Council Meeting held at City of Penticton Council Chambers 171 Main Street, Penticton, B.C.

Monday, April 4, 2016
Following the Public Hearing at 6:00 p.m.

Present: Mayor Jakubeit
Councillor Konanz
Councillor Martin
Councillor Sayeed
Councillor Sentes

Absent: Councillor Watt
Councillor Picton

Staff: Eric Sorensen, Chief Administrative Officer
Mitch Moroziuk, General Manager Infrastructure
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Jules Hall, Director of Development Services
Lori Mullin, Recreation and Culture Manager
Angie Collison, Deputy Corporate Officer

1. Call to Order

The Mayor called the Regular Council meeting to order at 8:45 p.m.

2. Introduction of Late Items

3. Adoption of Agenda

143/2016

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council meeting held on April 4, 2016 as amended and remove SILGA presentation.

CARRIED UNANIMOUSLY

4. Adoption of Minutes

4.1 Minutes of the March 21, 2016 Committee of the Whole

144/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the March 21, 2016 Committee of the Whole meeting as presented.

CARRIED UNANIMOUSLY

4.2 Minutes of the March 21, 2016 Public Hearing

145/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the March 21, 2016 Public Hearing as presented.

CARRIED UNANIMOUSLY

4.3 Minutes of the March 21, 2016 Regular Council meeting

146/2016

It was MOVED and SECONDED

THAT Council adopt the minutes of the March 21, 2016 Regular Council meeting as presented.

CARRIED UNANIMOUSLY

5. Presentations

6. Delegations

7. Reconsideration of Bylaws and Permits

7.1 Zoning Amendment Bylaw No. 2016-09

Re: BC Wines in Grocery Stores

147/2016

It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2016-09".

CARRIED

Councillors Sayeed and Sentese, Opposed

7.2 OCP Amendment Bylaw No. 2015-13

Re: 630 Munson Mountain Road (BMX)

148/2016

It was MOVED and SECONDED

THAT Council give second and third reading to "OCP Amendment Bylaw No. 2015-13";

AND THAT Council adopt "OCP Amendment Bylaw No. 2015-13".

CARRIED

Mayor Jakubeit, Opposed

7.3 Zoning Amendment Bylaw No. 2015-14

Re: 630 Munson Mountain Road (BMX)

149/2016

It was MOVED and SECONDED

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2015-14";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2015-14".

CARRIED

Mayor Jakubeit, Opposed

7.4 Zoning Amendment Bylaw No. 2016-18

Re: 2959 Skaha Lake Road

150/2016

It was MOVED and SECONDED

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2016-18".

CARRIED UNANIMOUSLY

8. Staff Reports

8.1 Development Variance Permit PL2016-7614 Re: 966 Vernon Avenue

Delegations/Submissions: James Brown, Skaha Lake Road, spoke in support of the application.

- Robert Johnson, owner of 966 Vernon Avenue, thank you for consideration, won't cause interruptions to neighbourhood.

151/2016

It was MOVED and SECONDED

THAT Council approve Development Variance Permit 2016-7614, for Lot 10, District Lot 366, Similkameen Division Yale District, Plan 5419, located at 966 Vernon Avenue, a permit to decrease the minimum side yard setback for a carriage house from 1.5m to 1.35m, in order to support the conversion of a pre-existing garage into a carriage house;
AND THAT staff be directed to issue Development Variance Permit PL2016-7614.

CARRIED UNANIMOUSLY

8.2 Development Variance Permit PL2016-7618 Re: 1277 Commercial Way

Delegations/Submissions: Grant White, owner 1277 Commercial Way, asking for variance, was not told of water line upgrade requirement before purchasing property.

- John Green, realtor, spoke in support of the variance.

152/2016

It was MOVED and SECONDED

THAT Council approve the request to waive the requirement to upgrade the water line in Carmi Avenue along the frontage of the property (1277 Commercial Way) from 150mm to 200mm.

CARRIED UNANIMOUSLY

153/2016

It was MOVED and SECONDED

AND THAT Council approve Development Variance Permit PL2016-7618, a permit to reduce the required front yard setback on Carmi Avenue from 6.0m to 0.0m for the placement of metal storage containers and an electrical building, which is not to exceed 100m²;
AND THAT as a condition of approval, no containers are permitted to be placed in areas that will obstruct clear sightlines for vehicles entering or exiting the property; AND FURTHER THAT staff are directed to issue the permit.

CARRIED UNANIMOUSLY

8.3 Liquor-Primary Permanent Change Re: Fraternal Order of Eagles (4281) – 1197 Main Street

154/2016

It was MOVED and SECONDED

THAT Council recommends to the Liquor Control and Licensing Branch (LCLB) that it supports the application for a Liquor-Primary permanent change to include a licenced exterior patio for the Fraternal Order of Eagles (4281) located at 1197 Main Street with:

- hours of service from 12:00 pm (noon) to 10:00 pm (22:00hrs), and
- no music to be played on the patio.

CARRIED UNANIMOUSLY

8.4 Vacant Building Registration Permit Renewal
Re: 555 Wade Ave. E

155/2016

It was MOVED and SECONDED

THAT Council deny the request to renew the Vacant Building Registration Permit for 555 Wade Ave East, Lot 1, Plan 7142;

AND THAT Council declare, pursuant to the "Good Neighbour Bylaw No. 2012-5030", that the building alone on the Property is a hazard to the community within the meaning of the Good Neighbour Bylaw;

AND THAT Council declare, pursuant to Division 12 of Part 3 of the *Community Charter* that the Property as a whole (building, retaining wall, etc.) is a nuisance and/or in a hazardous condition and requires remedial actions to be completed by May 9, 2016;

AND THAT Council order the owners and any other owner or occupant of the Property with notice of this Order to remove the building, obtain an engineer's report on the retaining wall and remediate it accordingly, all in accordance with Division 12 — Remedial Action Requirements of the *Community Charter* as well as the concurrently running 30 days' notice requirement set out in the "Good Neighbour Bylaw No. 2012-5030" with respect to the building demolition;

AND THAT Council authorize staff to commence a proceeding in the British Columbia Supreme Court after the time for the owners' compliance has expired, to enforce the "Good Neighbour Bylaw No. 2012-5030" and the remedial action Orders by way of civil injunction.

CARRIED UNANIMOUSLY

8.5 Licence to Use – Greyback Construction
Re: 99 Lakeshore Drive West (Martin Street Extension)

156/2016

It was MOVED and SECONDED

THAT Council authorize a Licence to Use Agreement with Greyback Construction Ltd. for a 455 m² portion of the Martin Street Extension Parking Lot located at 99 Lake Shore Drive West for construction staging from April 1, 2016 to June 30, 2017 at a rate of \$750.00/month.

CARRIED UNANIMOUSLY

8.6 Summerland to Penticton Lakeshore Pathway Planning Study

157/2016

It was MOVED and SECONDED

THAT Council support the City of Penticton participating in a planning study for a Summerland to Penticton Multi-Use Lakeshore Pathway together with the District of Summerland, the RDOS, and the Ministry of Transportation;

AND THAT the maximum contribution from the City of Penticton to this study shall be \$13,333 representing the City's share of local governments financial contribution to this planning study to be shared equally with the District of Summerland and the RDOS;

AND THAT the 2016 Budget be amended to include the project at \$13,333 with funding coming from general capital reserves.

CARRIED UNANIMOUSLY

8.7 2016-2020 Five Year Financial Plan Amendment Bylaw No. 2016-17

158/2016

It was MOVED and SECONDED

THAT Council give first, second and third reading to "2016-2020 Five Year Financial Plan Amendment Bylaw No. 2016-17".

CARRIED UNANIMOUSLY

9. Correspondence

10. Committee and Board Reports

10.1 Community Sustainability Committee meeting of March 2, 2016

159/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the Community Sustainability Committee meeting of March 2, 2016.

CARRIED UNANIMOUSLY

10.2 Transportation Advisory Committee meeting of March 15, 2016

160/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the Transportation Advisory Committee meeting of March 15, 2016.

CARRIED UNANIMOUSLY

10.3 Heritage & Museum Committee meeting of March 17, 2016

161/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the Heritage & Museum Committee meeting of March 17, 2016.

CARRIED UNANIMOUSLY

162/2016

It was MOVED and SECONDED

THAT Council direct staff to create a Street Naming Policy to include the policy recommendations and the Name Reserve List from the Heritage & Museum Committee as attached to the March 17, 2016 minutes.

CARRIED UNANIMOUSLY

10.4 Penticton Creek Restoration Committee meeting of March 18, 2016

163/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the Penticton Creek Restoration Committee meeting of March 18, 2016.

CARRIED UNANIMOUSLY

10.5 Agriculture Advisory Committee meeting of March 23, 2016

164/2016

It was MOVED and SECONDED

THAT Council receive the minutes of the Agriculture Advisory Committee meeting of March 23, 2016.

CARRIED UNANIMOUSLY

11. Notice of Motion

12. Other Business

13. RDOS Update

14. Business Arising from In-Camera

THAT Council appoint Paul Gardiner to the Agricultural Advisory Committee for the remainder of the term.

THAT Council appoint Camille Rivard-Sirous as the ONA representative to the Penticton Creek Restoration Committee.

THAT Council appoint Gary Denton to the Parks and Recreation Masterplan Steering Committee.

15. Media and Public Question Period

16. Adjournment

165/2016

It was MOVED and SECONDED

THAT Council adjourn the Regular Council meeting held on Monday, April 4, 2016 at 10:28 p.m.

CARRIED UNANIMOUSLY

Certified correct:

Confirmed:

Dana Schmidt
Corporate Officer

Andrew Jakubeit
Mayor



Request to Appear as a Delegation

Preferred Council Meeting Date: April 20th

Second choice(s): May 4th

Subject matter: New location for the Upcycle Centre

Name of person(s) making presentation: Deb Thorneycroft

Address: 200 Juniper Ave Kaleden

Phone:

Email:

Please provide details of your presentation:

Update on the activities of the Okanagan Upcycle ReSource Society and our need to find a
New location for the Upcycle Centre which is the only used building supply store in the
South Okanagan.

Please note:

- This form and its content is part of the public record.
- Written copies of your submission must be presented to the Corporate Officer by 9:30 a.m. on the Wednesday before the meeting either by email, fax or in person.
- PowerPoint presentations must be emailed no later than 9:30 a.m. the date of the meeting. We recommend you bring backup PowerPoint files with you on a memory stick.
- Delegations are limited to 5 minutes.

APR¹⁴ 08 2016

Okanagan Upcycle ReSource Society
c/o Cowork
125 Eckhardt Ave E
Penticton, BC V2A 1Z5

April 1, 2016

Penticton City Hall
171 Main Street
Penticton, BC V2A 5A9

Dear Mayor Jakubeit

The Okanagan Upcycling Resource Society (OURS) is dedicated to engaging individuals in social enterprise projects and practices that protect the environment and encourage sustainable living. OUR main project is the Upcycling Centre, the only used building supply store in the South Okanagan. It is located at 180 Industrial Ave West in the Penticton & District Society for Community Living (PDSCL) yard.

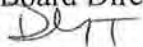
In just over a year, the Upcycling Centre has diverted tons of useable construction and renovation materials from local landfills. Inventory is donated by concerned citizens, contractors and hardware retailers who realize the benefits of re-purposing the materials instead paying tipping fees to dispose of them. And we have an agreement with the Regional District to remove usable dimensional lumber and wood products from the Campbell Mountain Landfill. The public benefits by being able to obtain good quality used building materials at very reduced prices.

Unfortunately, we have to find a new location for the Upcycling Centre, as PDSCL is building low cost housing for their clients, so we are reaching out to the community for assistance. We would appreciate the opportunity to present a short informational overview of our projects and services to your council members.

Thank you for considering our request.

Respectfully yours,

Deb Thorneycroft
Board Director



ours.penticton@gmail.com
www.ours-penticton.ca

OUR BOARD

- 15 -

Rick Hatch

John Kornelsen

Deb Thorneycroft

Diane Pleasance

Murray Grandy

Arnd Zschocke





OUR MISSION

Our mission is to empower our communities by repurposing materials into useful commodities thereby reducing our impact on local landfills.

upcycled chalk board in the OURS site office



OUR TEAM

Edward Ecclestone serves as OURS General Manager. Ed leads upcycling technicians Brian, Shayne, and Tony in resurrecting valuable building materials. The core team, in turn leads 12 volunteers who help out at the upcycling centre.

This last year the society also employed a book-keeper and received volunteer support from a graphic designer and an intern architect.

The organization is supported by 82 members.

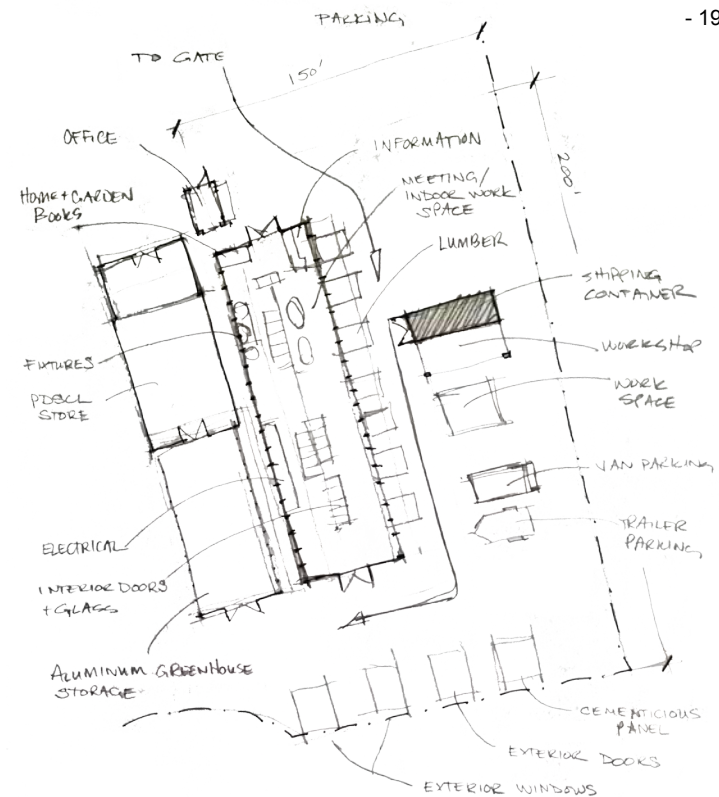
Ed and Shayne at the Upcycle Centre



OUR SKILLS

We are a registered non-profit society which salvages, sorts, + sells used building materials. We work with local contractors and architects to salvage waste material directly from building sites and with the RDOS to divert discarded material from the landfill. We train employees to do this work and to further **develop upcycling methods.**

windows resurrected



OUR UPCYCLING CENTRE

The Upcycling Centre is composed of the 32'x120' Upcycling Centre building, a 40'x60' storage building, a workshop, and a portable office. The site is fenced and gated, which allows for material drop off and pick up.

If we need to, we may move all of our buildings to a new site.

OURS Upcycle Centre at 180 W Industrial Ave, Penticton



OUR TOOLS

- 1-ton capacity box van + trailer
- chop saw, table saw, drills, and hand tools
- smart phone

the OURS 1-ton box van



OUR ACHIEVEMENTS

- diverted tons of waste
- created 4 jobs in 2015
- increased local wealth by providing quality materials to local craftspeople at low cost
- hosted educational events
- established collaborative relationships with mental health agencies, contractors, suppliers, manufacturers, and architects
- achieved financial sustainability and improved our facilities without subsidy

OURS salvage operation at a house slated for demolition



OUR CHALLENGE

- 22 -

We've seen a tremendous increase in volume of sales but our space is no longer going to serve us. This whole project is in jeopardy.

We are looking for a new site and need your help!

“Our continued success and our developing community relationship is what this is all about.” -Edward Ecclestone, OURS general manager

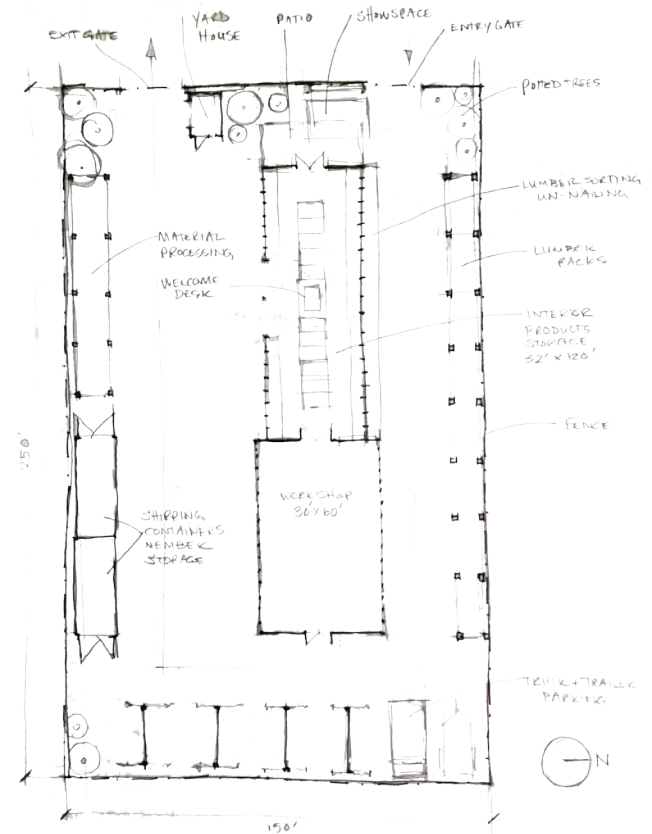
a winter wood pile at the Campbell Mountain landfill



OUR PLAN OF ACTION

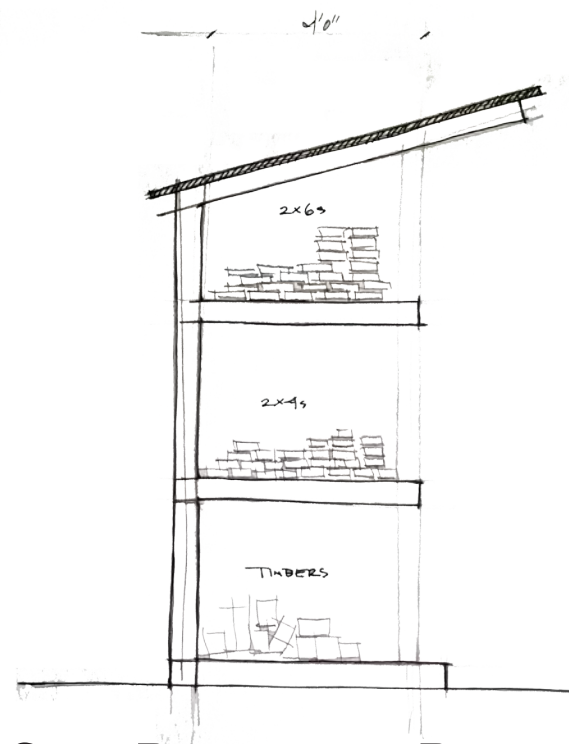
- reestablish our Upcycling Centre on a new site
- build on connections in the construction industry
- improve material processing efficiency and expand upcycling possibilities.

Brian helps donors unload building materials



FUTURE SITE PARAMETERS

- 20,000-40,000 SF (1/2 acre-1 acre) yard space
- commercial/ industrial zoning
- good customer access and visibility
- vehicle access
- fenced or fenceable
- utilities on site



- 25 -

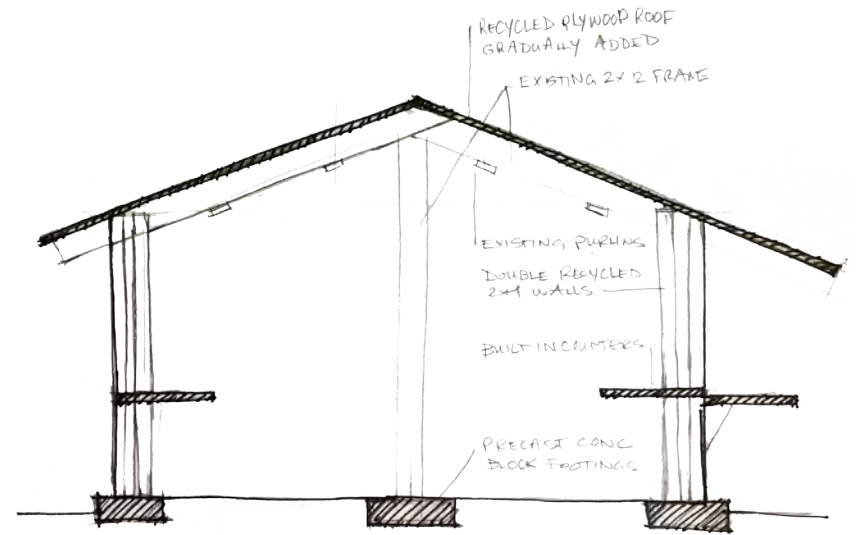
SITE PROPOSAL PRINCIPLE 1

organization of materials

We have developed a system to categorize and stack materials so we may easily take stock and supply specific items.

We intend to take the move as an opportunity to further streamline this organizational method. The stronger our organizational strategy, the more valuable our products become and the safer our operation.

the doors and windows aisle at OURS

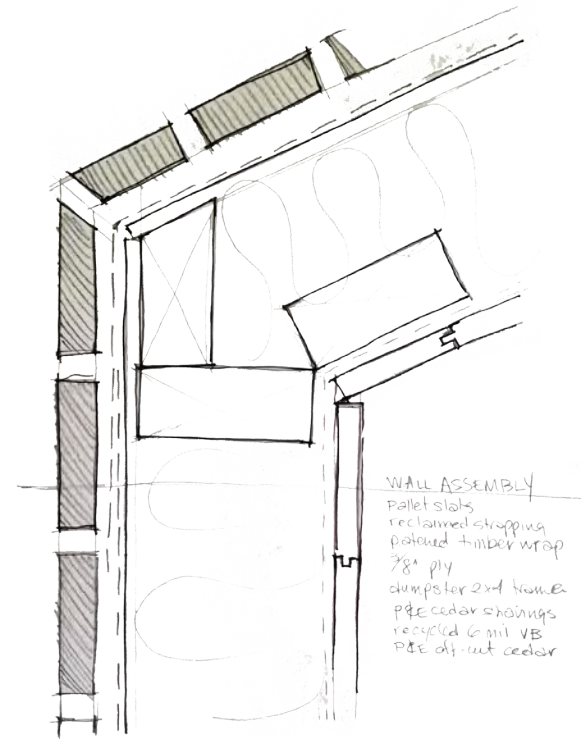


SITE PROPOSAL PRINCIPLE 2

modularity

All of our buildings are portable, and we intend to improve our mobility through a careful redesign of our facility so that we may most easily adapt to our own growth and that of our changing city.

the aluminum green house which may become an OURS showroom



SITE PROPOSAL PRINCIPLE 3

demonstrative facilities

We intend to demonstrate our ethos by adapting our new site to our work through the use of recycled materials.

Additionally, we plan to host more workshops, Repair Cafes, and open houses, displaying various uses of our upcycled material.

a sauna that a Penticton member made of recycled materials



TIMELINE

We must move all of our material and facilities from our Industrial Ave site **by June 31st**. We will need approximately 6 weeks to vacate our current site and three weeks to open our revamped store at the new site.

Tues-Sat 10AM-2PM, no time to lose!

WHY THIS MATTERS

Building is one of the most wasteful things we do. Handling building waste is costly, energy-intensive and results in the loss of valuable material.

Direct reuse is an inexpensive method of handling this waste. In fact, we've found a way to profit from it!

We are a social enterprise and support a resilient local economy without subsidy.

Our recycling method is labor intensive, but through OURS, this work means more jobs for people with barriers to employment.

Current design aesthetics are set to increase demand for our product: reclaimed building materials.

Momentum is building, but we face our biggest challenge yet, the search for a new site. Your partnership could open the door to enormous gains in social capital in the south Okanagan.

Thank you on behalf of the OURS board, members, customers, and collaborators.

the front door latch of a recent salvage site



Thank you on behalf of the OURS board, members,
customers, and collaborators.

Bylaw No. 2016-06

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2016-06".

2. **Amendment:**

2.1 Zoning Bylaw 2011-23 Schedule 'A' is hereby amended as follows:

Rezone Lot 3 and Lot 4, Block 5, District Lot 202, Similkameen (Formerly Osoyoos) Division Yale District Plan 479, located at 166 and 172 Cambie Place, from R1 (Large Lot Residential) to RD1 (Duplex Housing).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	1	day of	February, 2016
A PUBLIC HEARING was held this	18	day of	April, 2016
READ A SECOND time this		day of	, 2016
READ A THIRD time this		day of	, 2016
ADOPTED this		day of	, 2016

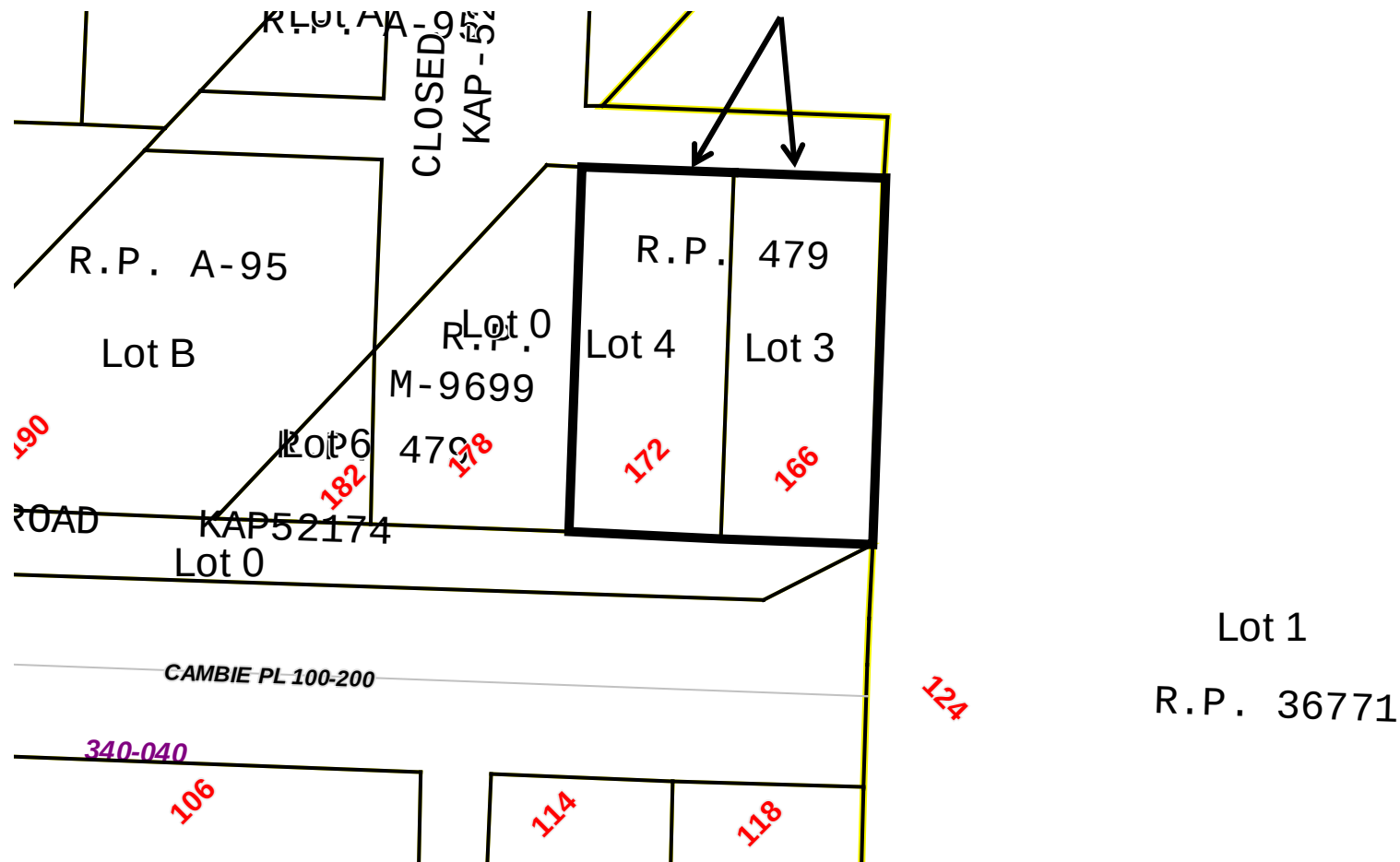
Notice of intention to proceed with this bylaw was published on the 8 day of April, 2016 and the 13 day of April, 2016 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 166 & 172 Cambie Place From R1 (Large Lot Residential) to RD1 (Duplex Housing)

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© 2010 City of

City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2016-06

Date: _____

Corporate Officer: _____

Development Variance Permit

Permit Number: DVP PL2015-0769

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot 3 and Lot 4, Block 5, District Lot 202, Similkameen (Formerly Osoyoos) Division Yale District Plan 479
Civic: 166 and 172 Cambie Place
PID: 006-846-980, 006-847-021
3. This permit has been issued in accordance with Section 922 of the *Local Government Act*, to vary the following section of Zoning Bylaw 2011-23 to allow for the construction of two duplexes with secondary suites, as shown in the plans attached in Schedule A:
 - Section 10.5.2.7: reduce the minimum rear yard setback from 6.0m to 4.8m

General Conditions

4. In accordance with Section 928(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 926 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2016

Issued this _____ day of _____, 2016

Dana Schmidt,
Corporate Officer

Bylaw No. 2016-17

A Bylaw to Amend 2016-2020 Five Year Financial Plan Bylaw No. 2016-07

WHEREAS the Council of the City of Penticton has adopted a Five Year Financial Plan Bylaw pursuant the *Community Charter*;

AND WHEREAS the Council of the City of Penticton wishes to amend 2016-2020 Five Year Financial Plan Bylaw No. 2016-07;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "2016-2020 Five Year Financial Plan Amendment Bylaw No. 2016-17".

2. **Amendment:**

2.1 "2016-2020 Five Year Financial Plan Bylaw No. 2016-07" is hereby amended as follows:

Delete and replace Schedule 'A' in its entirety with the attached Schedule 'A'.

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	4 day of	April, 2016
READ A SECOND time this	4 day of	April, 2016
READ A THIRD time this	4 day of	April, 2016
ADOPTED this	day of	, 2016

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Schedule "A"
Five Year Financial Plan 2016-2020

	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget
Revenue					
Taxation	28,731,051	29,865,778	30,603,352	31,359,365	31,979,295
Grants in Lieu	254,541	254,541	254,541	254,541	254,541
Collections for other Governments	20,562,109	20,595,725	20,629,629	20,663,823	20,698,311
Hotel Room Tax (MRDT)	450,000	450,000	450,000	450,000	450,000
Sale of Services	9,900,873	9,560,233	9,589,869	9,615,272	9,641,457
Electric Utility Fees	40,967,152	42,440,972	43,981,017	45,590,820	47,245,179
Sewer Utility Fees	6,150,983	6,567,696	7,101,655	7,644,221	8,249,034
Water Utility Fees	7,165,766	8,042,257	8,474,400	8,929,898	9,410,016
Fiscal Services	7,920,878	7,927,487	7,934,157	7,940,890	7,947,684
Rentals\Leases	1,169,946	1,057,946	1,083,735	1,089,582	1,095,219
Gaming Funds	4,537,029	1,600,000	1,600,000	1,600,000	1,600,000
Grants	2,716,034	1,782,701	1,782,701	1,782,701	1,782,701
Developer Contributions	245,630	-	-	-	-
	<u>130,771,992</u>	<u>130,145,336</u>	<u>133,485,056</u>	<u>136,921,113</u>	<u>140,353,437</u>
Expense					
General Operating	67,531,466	68,104,221	68,545,424	68,579,451	69,329,782
Electric Operating	32,930,081	34,547,251	36,248,777	38,172,809	40,142,339
Sewer Operating	4,015,837	4,142,476	4,249,973	4,385,178	4,504,702
Water Operating	3,796,313	3,829,652	3,937,703	4,090,765	3,308,786
	<u>108,273,697</u>	<u>110,623,600</u>	<u>112,981,877</u>	<u>115,228,203</u>	<u>117,285,609</u>
Annual Surplus	<u>22,498,295</u>	<u>19,521,736</u>	<u>20,503,179</u>	<u>21,692,910</u>	<u>23,067,828</u>
Capital					
General Capital	15,118,531	6,799,319	8,681,685	10,355,465	9,979,761
Electric Capital	4,464,918	5,104,679	5,170,361	5,171,295	3,838,018
Sewer Capital	4,016,456	1,656,000	2,923,000	3,380,000	1,690,000
Water Capital	5,029,380	13,188,225	4,022,000	3,240,000	8,208,009
	<u>28,629,285</u>	<u>26,748,223</u>	<u>20,797,046</u>	<u>22,146,760</u>	<u>23,715,788</u>
Principal repayments	4,283,308	4,230,055	2,982,421	2,026,347	2,002,812
Transfer to\from reserve\surplus funds	- 10,414,298 -	- 11,456,542 -	- 3,276,288 -	- 2,480,197 -	- 2,650,772
Financial Plan Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Bylaw No. 2016-18

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2016-18".

2. **Amendment:**

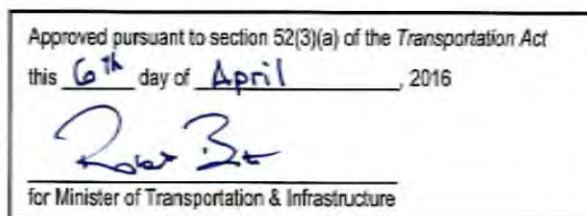
2.1 Zoning Bylaw 2011-23 is hereby amended as follows:

Rezone Lot 3, District Lot 116, Similkameen Division Yale District, Plan 33814, located at 2959 Skaha Lake Road, from CT1 (Tourist Commercial) to C4 (General Commercial).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	21 day of	March, 2016
A PUBLIC HEARING was held this	4 day of	April, 2016
READ A SECOND time this	4 day of	April, 2016
READ A THIRD time this	4 day of	April, 2016
RECEIVED the approval of the	6 day of	April, 2016
Ministry of Transportation on the		
ADOPTED this	day of	, 2016

Notice of intention to proceed with this bylaw was published on the 25 day of March, 2016 and the 30 day of March, 2016 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

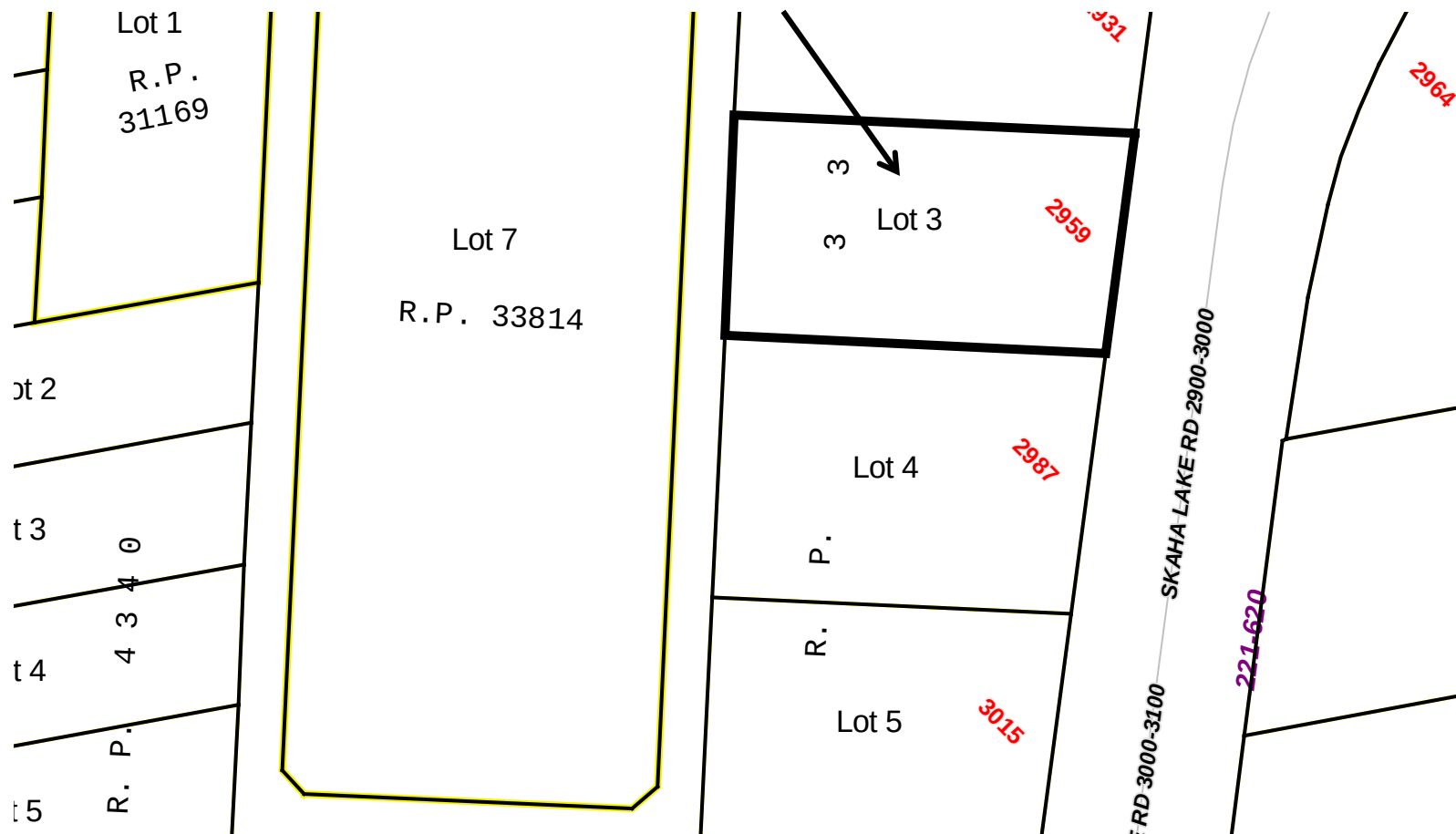


Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 2959 Skaha Lake Road From CT1 (Tourist Commercial) to C4 (General Commercial)

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City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2016-18

Date: _____

Corporate Officer: _____

Council Report

penticton.ca

Date: April 18, 2016
To: Eric Sorensen, Chief Administrative Officer
From: Blake Laven, Planning Manager
Address: 1115 Holden Road

File No: PRJ 2016-026

Subject: Development Permit DP PL2016-7627 and Development Variance Permit DVP PL2016-7626 for (Sendero Gate Townhouses)

Staff Recommendation

Development Variance Permit

THAT Council approve "Development Variance Permit DVP2016-7626", a permit to increase the maximum permitted principal building height to 10.5m to accommodate the proposed three storey townhouse building heights on Proposed Lot S of the subdivision of "Lot 131 District Lot 2710, Similkameen Division Yale District, Plan KAP92932" as identified on Attachment 'B' (Approved Subdivision Layout) and located on what will become 1115 Holden Road;

AND THAT staff are directed to issue the permit.

Development Permit

THAT Council approve "Development Permit DP2016-7627", a permit allowing for the development of a 44 unit townhouse development on Proposed Lot S of the subdivision of "Lot 131 District Lot 2710, Similkameen Division Yale District, Plan KAP92932" as identified on Attachment 'B' (Approved Subdivision Layout), located at what will become 1115 Holden Road;

AND THAT staff are directed to issue the permit.

Background

The subject parcel (Attachment A) is located in the Sendero Canyon neighbourhood and is the part of the second phase of the Sendero Canyon development. Layout approval has been granted to create 18 single family lots and one large (1.19 ha) parcel intended for a multiple family development (Attachment B) and which is the subject of this report (Attachment C).

The developer intends to create a townhouse development on the newly created parcel with the marketing name "Sendero Gate at Penticton". The "Sendero Gate" development features 11 townhouse blocks, with

four units per building (Attachment H). The buildings will be constructed in the same architectural style as the single family housing in the area, with gabled roofs, hardi-plank siding and cultured stone. The design also includes black wrought iron railings and timber accents (Attachment F).

The units are all three storeys in height with a garage on the ground floor and two floors of living space above. Because the units are 3 storeys they will be higher than the maximum height permitted in the RM1 zone. The zone allows for 8.5m and the tallest unit proposed in this scheme will be over 10m. As such a variance to the maximum height is required.

Proposal

The applicants are requesting a Development Variance Permit approval to vary Section 10.7.2.6.i of Zoning Bylaw 2011-23 to increase the permitted maximum height of a principal building in the RM1 zone from 8.5m to 10.5 to support the proposed three storey townhouse design.

The applicants are also requesting development permit approval for development of a 'phased' 44 unit townhouse development. This permit is being sought under the Columbia Heights Neighbourhood Plan - Multi Family Development Permit Area guidelines.

Project Specifications

Item		Required By Bylaw	Provided on Plans	Notes
Zoning		RM1 (Low Density Cluster Housing)	N/A	
Maximum Density		40 units per hectare (uph)	37 (uph)	
Parent Parcel Requirements	Front	4.5m	4.5m	
	Side	4.5m	4.5m	
	Rear	4.5m	4.5m	
Building Height		8.5m	10.2m	Variance required
Maximum Lot Coverage		40%	25%	
Amenity Space Requirement		N/A	N/A	RM1 zone does not require amenity space
Landscape Buffer		3.0 m	4.5 m	Buffer is deficient and revised plans will need to be submitted
Parking		1 per unit + 1 visitor space required per 4 units = 55 spaces	96 spaces	Each unit has a single car garage with space for visitor parking in front of the garage. There are 8 additional visitor spaces identified.
Other items: Located in the Columbia Heights Neighbourhood Plan Area and identified as being part of the "Multi-Family Development Permit Area" by the Columbia Heights plan. In a wildfire hazard area.				

Technical Review

The subject lot is yet to be created and is currently going through the subdivision approval stage. A wide easement is required through the subject townhouse development to protect city infrastructure (stormwater main and underground electrical lines) that runs through the property. This has been accommodated in the design drawings submitted by the applicants.

Public Works staff have also received an application for 'curb side' garbage collection, which would require each unit to place carts onto their private street for collection on garbage day. If curbside collection is not approved, a central onsite garbage and recycling collection area will need to be established. This would require an amendment to the development permit (if the permit is approved by Council).

The development is intended to be constructed in 6 phases (Attachment D). For Phase 1, the developers intend to construct one building block with 4 units, with the first units being used as show suites. The developers hope to begin construction on the show suites shortly after development permit approval – while the subdivision technical process is still on-going. City Building Department policy usually allows one 'show suite' on the parent parcel, prior to a subdivision being complete. The developers want to take advantage of this policy. Risks of starting prior to subdivision approval are mitigated through bonding and other legal instruments. And construction cannot start until all design work is approved by the City.

All other aspects of the project, from a technical perspective, meet with City bylaws and represent good building and engineering practice.

Financial implication

N/A

Analysis

Support Development Variance Permit

Usually variances are issued in cases of hardship, but Council can also issue variances in situations where a developer is proposing a design that meets good planning practice, but doesn't meet the exact specifications of the zoning bylaw. In this case, in the interest of efficient building design, the developer is proposing a townhouse style with ground floor parking and two living floors above. Because the parking is on the ground floor, the building becomes three storeys and higher than the 8.5m that is identified as the maximum height in the zone. This is a common form of townhome design used throughout western Canada.

The RM1 zone was an amalgamation of several zones from the City's previous zoning bylaw. One of the zones that was included in this amalgamation had a provision that only one and one and a half storey houses were permitted. This stipulation carried over into the new zoning bylaw as there was a development currently in-stream that required the provision to remain. Most other zones in the city that permit single family, duplex or townhousing style development allow building heights of 10.5m. 10.5 m is generally the height of a two and a half to three storey structure, depending on ceiling height.

The architectural style of the buildings, including the building height, is in line with other development in the Sendero Canyon neighbourhood.

Given the above, staff considers that the request to increase the permitted maximum height from 8.5 m to 10.5 m is reasonable and recommend that Council support the variance.

Deny Variance Permit

If Council does not consider that the development should be three storeys in height, Council could deny the variance permit. The effect of denying the permit would result in the developer having to *redesign* the units such that they were only two storeys in height. This would most likely require orienting the living space beside, rather than above, the garages. This would most likely result in the loss of several units as the available land would not be used as efficiently.

Staff does not recommend this course of action.

Support Development Permit

If Council is in support of the development variance permit discussed above, consideration can be given to issuance of the associated development permit.

The Columbia Heights Neighbourhood Plan is a document that forms part of the city's Official Community Plan. The document outlines guidelines for staff and Council to use when evaluating a development permit application. Staff's comments on how the plans conform to the guidelines are as follows:

Site Planning: The guidelines stress that attention must be given to private open space, trail linkages between buildings and include areas for waste disposal. Vehicle entrances are to be combined, with one or two central points of access. Walled and gated projects are discouraged. Large parking areas are also discouraged. Parking areas are to be dispersed within the development.

The plans submitted by the applicant feature a well laid out development with 11 townhouse blocks featuring 44 dwelling units in total. The buildings all have adequate space between with pathways and access points highlighted with attractive landscaping. While there is some fencing, for the most part the development is open to the park to the back and Holden Road. There are two vehicle entrance and exit points to the development that are connected by a looping internal road, which provides access to each of the 44 units. Parking for each unit is provided in a garage located on the ground floor of each unit, with a parking space in front of each garage also provided. On street, parallel visitor parking is also shown on the plans.

Buildings: With respect to building design and placement, the guidelines speak to buildings that provide 'harmony' and lend 'continuity' to the existing neighbourhood and buildings that don't create 'excessive disruption' from the visual character of the existing neighbourhood. Buildings are encouraged to appear to front onto adjacent roadways.

All of the buildings are designed in an architectural style matching that of the rest of the Sendero Canyon development. The buildings are of a high architectural quality with pedestrian oriented front

entrances featuring covered front doors and detailed garage doors. The ground level is highlighted with cultured stone work and timber accents. Upper storeys feature large windows and further timber accents. The roof line is varied with gabled features providing visual interest.

Landscaping: Generous landscaping is provided on the plans with a variety of species of varying heights. Decorative and functional (shade and stormwater management) landscaping is provided on the plans. The plans indicate 'wood mulch' which may not be permitted as the development is in an identified wildfire hazard area. If approval from the Registered Professional Forester cannot be obtained, the mulch will be replaced with a river rock or crush material. Staff, at the time of writing this report, are still waiting on a landscape estimate. A security in the amount of 100% of the landscaping estimate will be requested from the applicant at the time of building permit issuance for the first building.

Given the above, staff considers that the plans submitted conform to the development permit area guidelines. As such, staff recommend that Council approve the Development Permit DP2016-7627" and that staff are directed to issue the permit once that plan has been approved.

Refer Development Permit

Council may consider that the plans do not conform to the guidelines and see room for improvement. If that is the case, Council may send the plans back to staff to work with the developer to make amendments. Alternatively, Council may grant approval subject to specific changes that Council wishes to see.

As the current zoning for plans substantially conform to the guidelines, Council could not deny the permit outright.

Alternate recommendations

THAT "Development Variance Permit DP PL2016-7626" is denied and "Development Permit DP PL2016-7627" is referred back to staff.

THAT "Development Variance Permit DP PL2016-7626" and "Development Permit DP PL2016-7627" are supported, subject to changes that Council feels are warranted.

Attachments

Attachment A – Subject Property Location Map
Attachment B – Approved Subdivision Layout
Attachment C – Proposed Phased Strata Plan
Attachment D – Letter from Applicant
Attachment E– Rendering of Proposed Development
Attachment F – "Development Variance Permit PL2016-7626"
Attachment G – "Development Permit PL2016-7627"

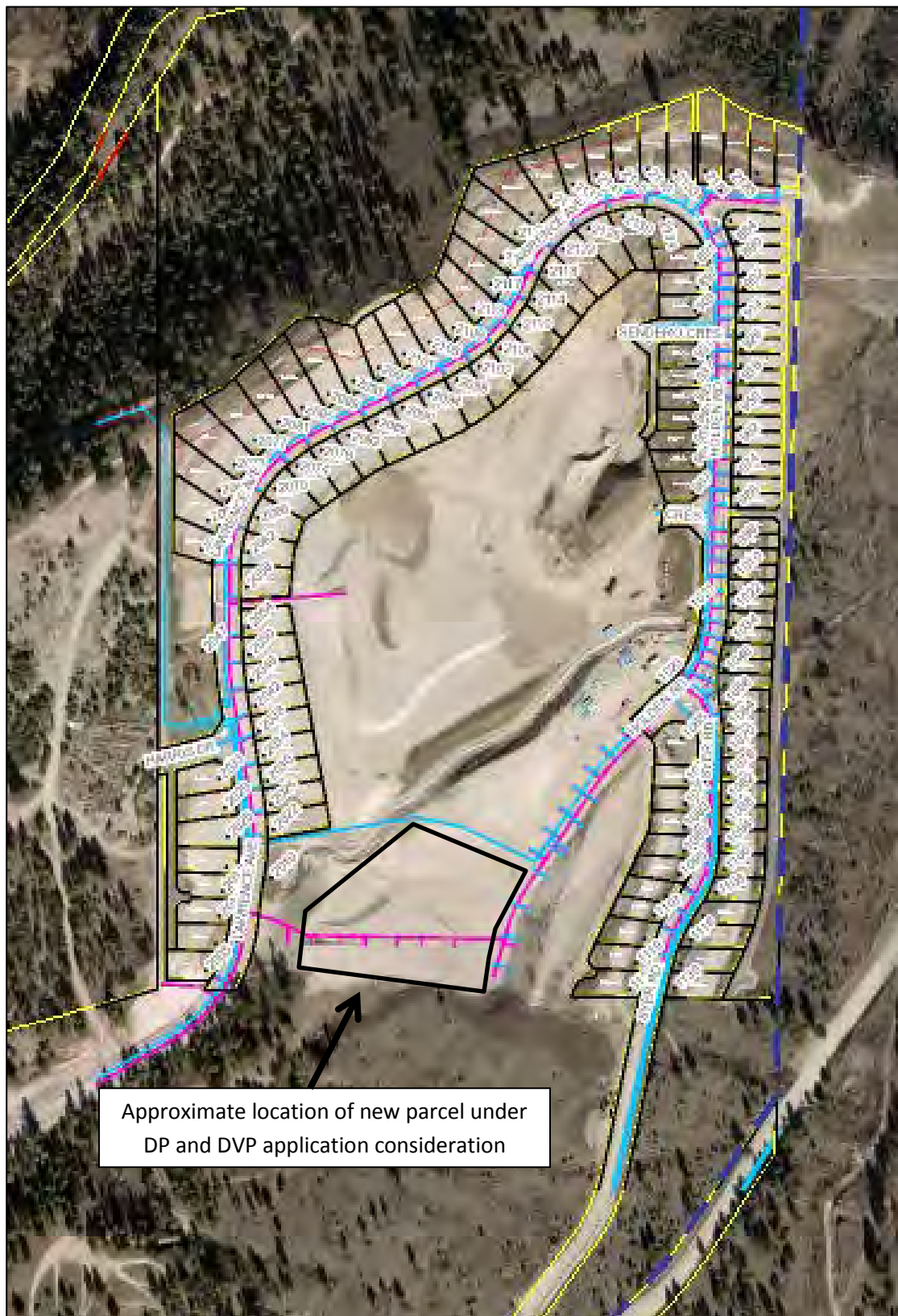
Respectfully submitted,

Blake Laven, RPP, MCIP
Planning Manager

Approvals

Director JGH	ACAO MM
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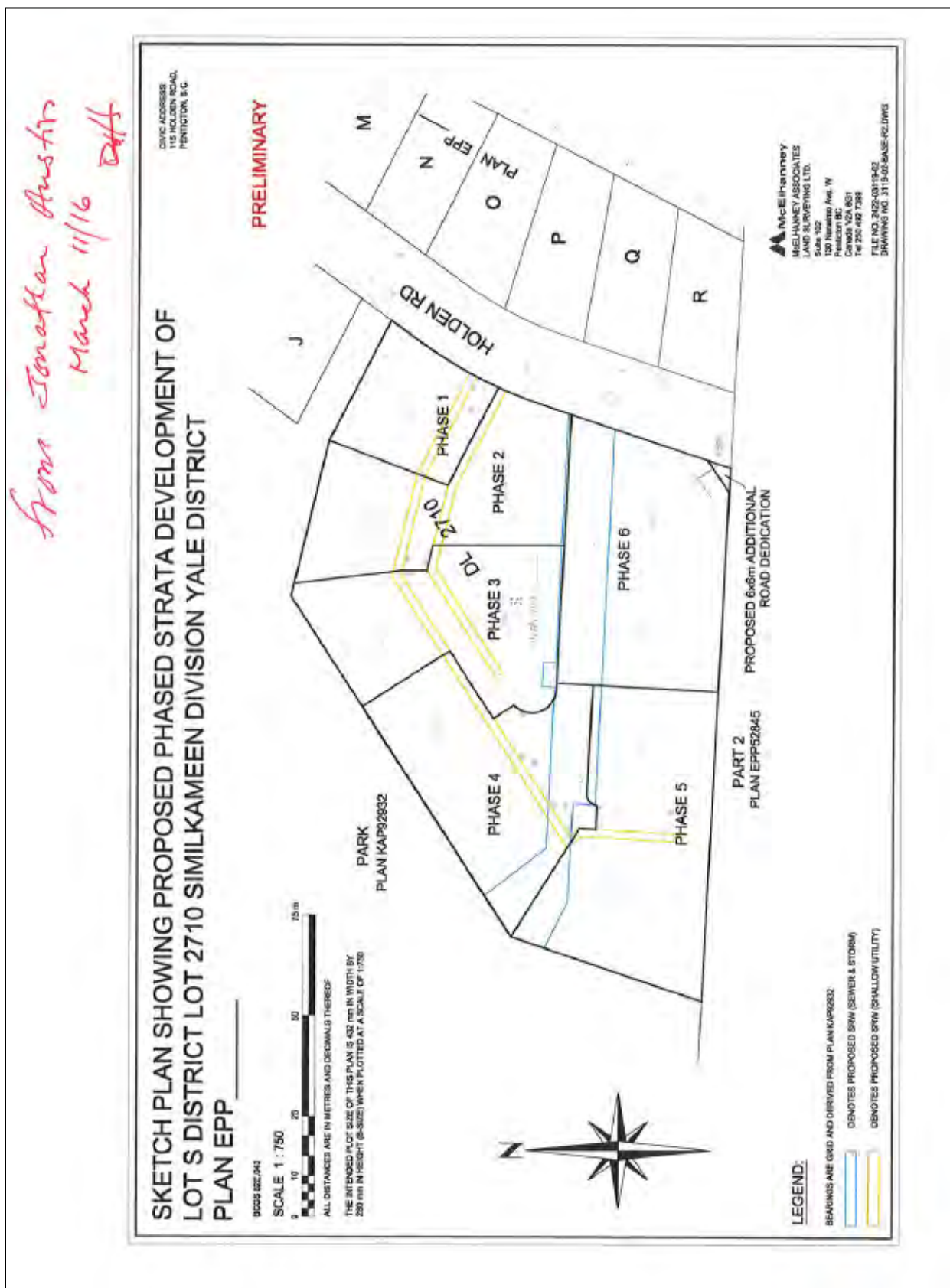
Attachment A
Subject property location map



Attachment B
Approved Subdivision Layout Approval (subject 'part of lot' highlight in red)



Attachment C
Proposed Phasing Plan



Attachment D
Cover Letter from Applicant

Sendero Canyon Homes Ltd.

Cell 604-666-6680 F (778) 476-3251
Site Office (778) 476-3242
martin@sendero.ca

To: City of Penticton, Blake Laven

From: Martin Lemoine

CC:

Date: March 4-16

Re: 1115 Holden Road, Sendero Townhome site, DP & DVP Application

DP & DVP Application for Lot 131 or 1115 Holden Road at Sendero Canyon.
We are submitting for Development Permit as requested for the development of 11 four plex Townhome. Please see the drawings for these homes that are part of this application.
We are also requesting a variance for these RM1 Townhomes for additional height. Our average grade for the 44 homes results in a building height of approximately 10.26m. We would like to increase the height of 8.5m of the RM1 to 10.5m.

Please see list of additional consultants on the cover page of the DP drawings which are in addition to the 2 on the DP application.

Thanks
Martin Lemoine
Sendero Canyon Homes Ltd.
604-866-6680



Attachment E
Rendering of Proposed Development



Attachment F
Development Variance Permit PL206-7626



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2016-7626

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Proposed Lot S of the subdivision of "Lot 131 District Lot 2710, Similkameen Division Yale District, Plan KAP92932" as identified on Attachment 'A'
Civic: 1115 Holden Road
PID: 029-045-207 (Parent Parcel)
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary Section 10.7.2.6.i of Zoning Bylaw 2011-23 to allow for an increase in the permitted maximum principal building height from 8.5m to 10.5 m, as shown in the plans attached in Schedule A.

General Conditions

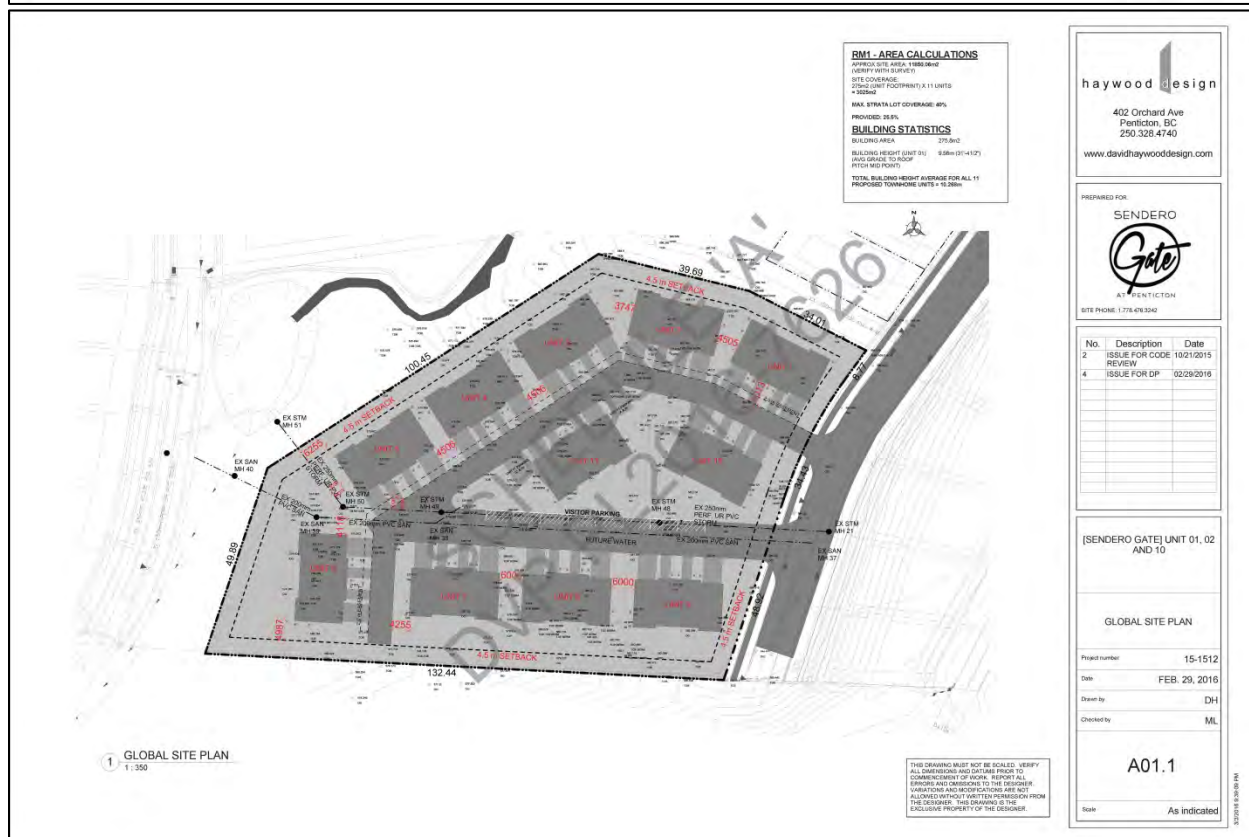
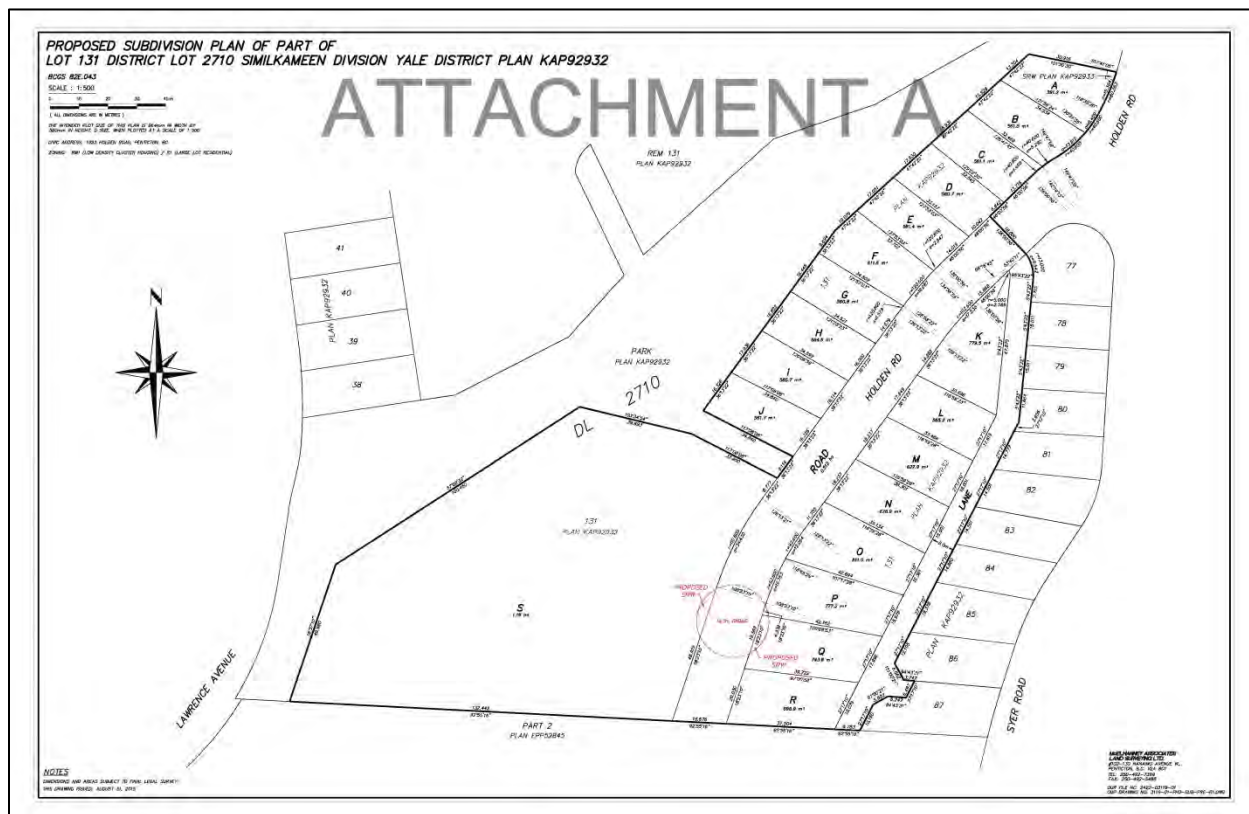
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

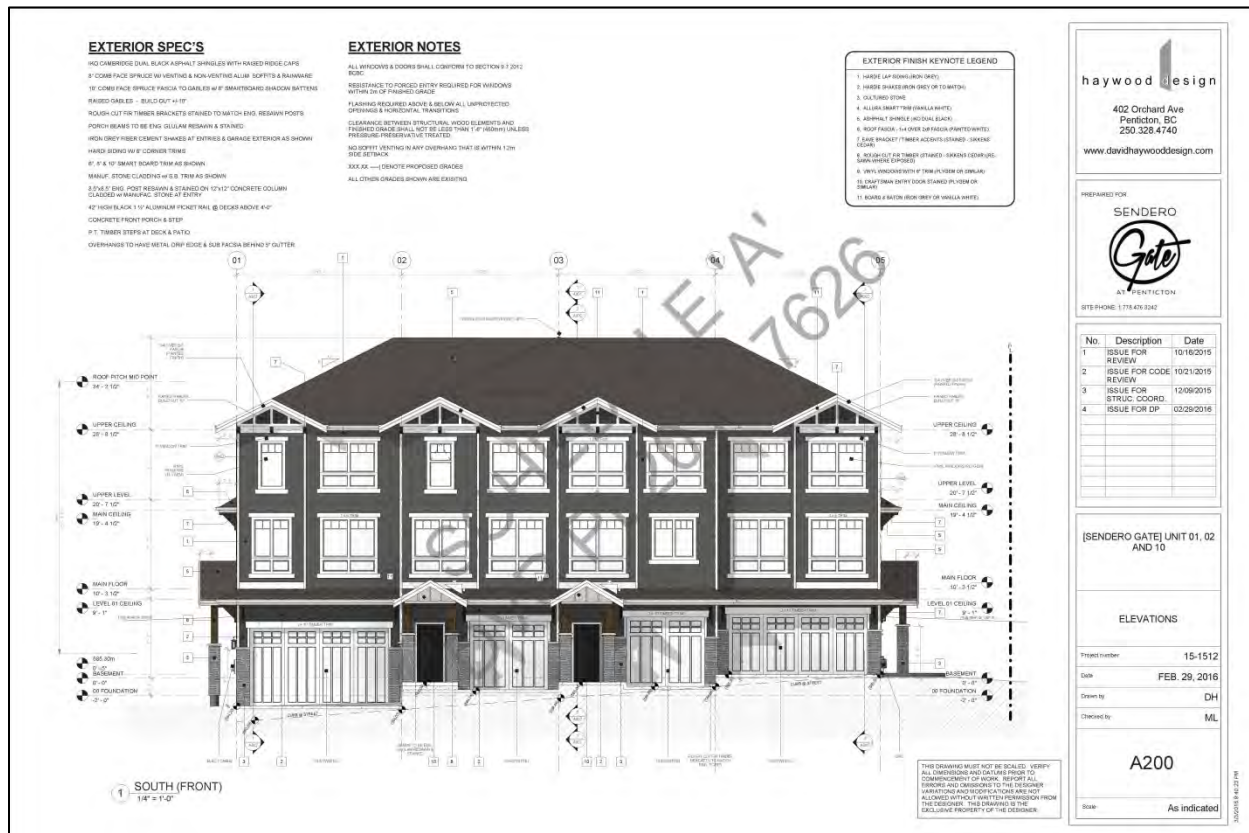
Authorized by City Council, the 18th day of April, 2016

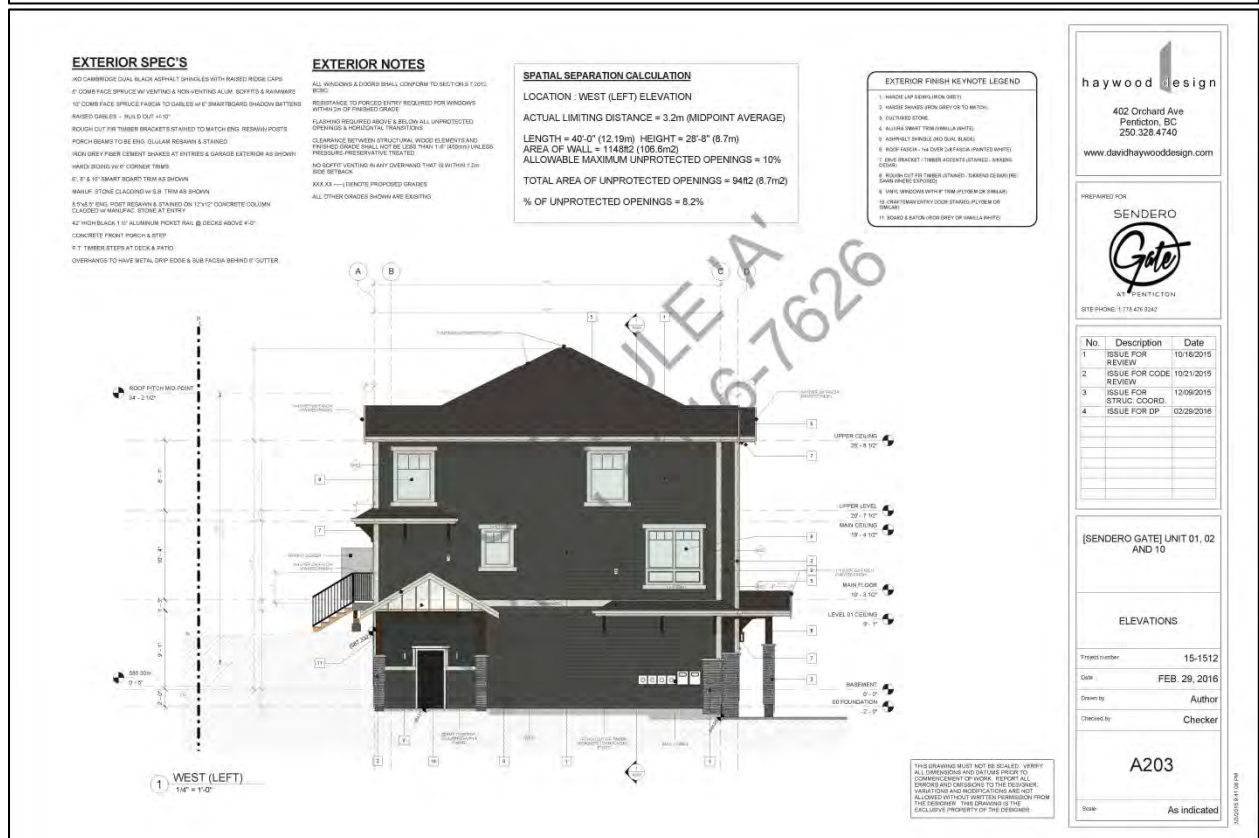
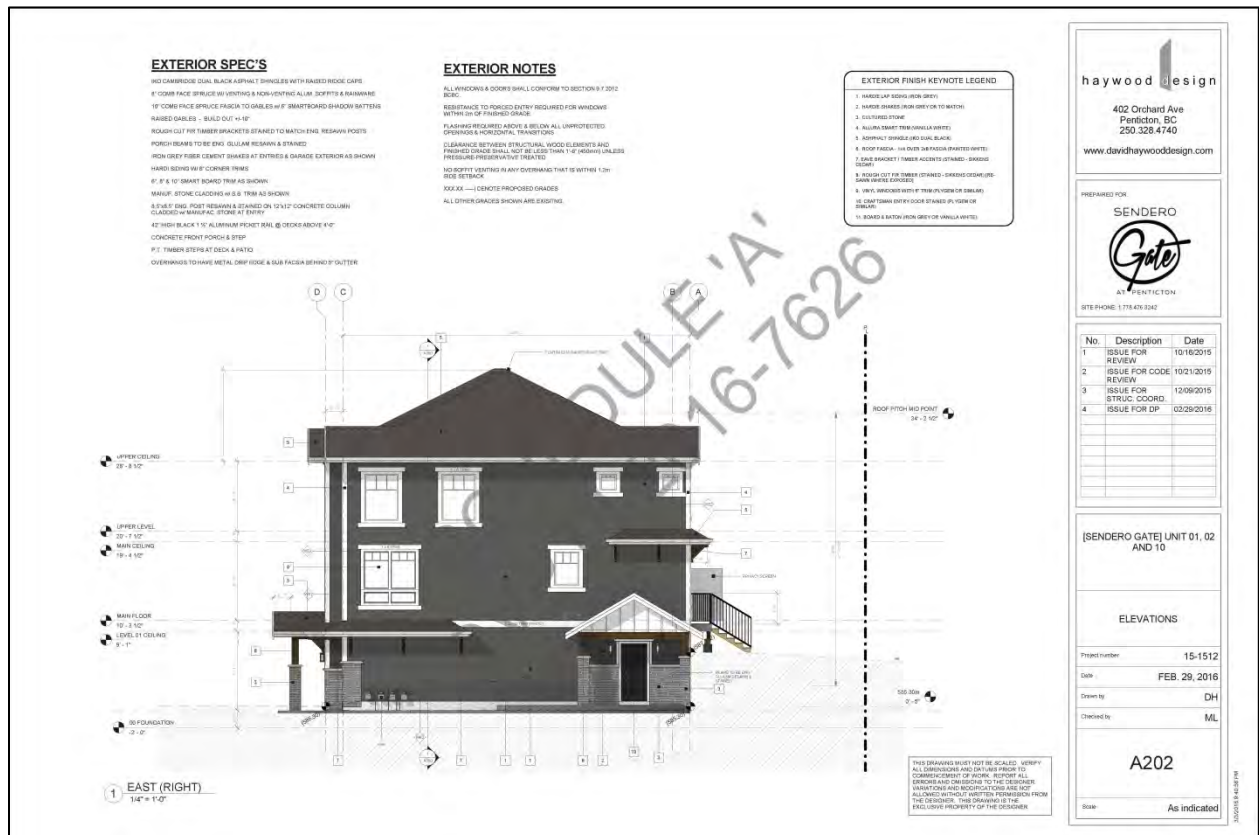
Issued this ____ day of _____, 2016

Dana Schmidt,
Corporate Officer

Page 2 of 2







Attachment G
Development Permit PL206-7627



City of Pentiction
171 Main St. | Pentiction B.C. | V2A 5A9
www.pentiction.ca | ask@pentiction.ca

Development Permit

Permit Number: DP PL2016-7627

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Proposed Lot S of the subdivision of "Lot 131 District Lot 2710, Similkameen Division Yale District, Plan KAP92932" as identified on Attachment 'A'
Civic: 1115 Holden Road
PID: 029-045-207 (Parent Parcel)
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a multi-family townhouse development, featuring 11 townhouse block with four dwelling units in each, for a total of 44 units as shown in the plans attached in Schedule A.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of 100% of the estimated cost of the landscaping materials and installation shown on the Landscape Plans (Schedule B) must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. This will be obtained prior to phase one of the development. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

6. Upon completion of the development authorized by this permit, an application for release of securities, provided in Schedule B, must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

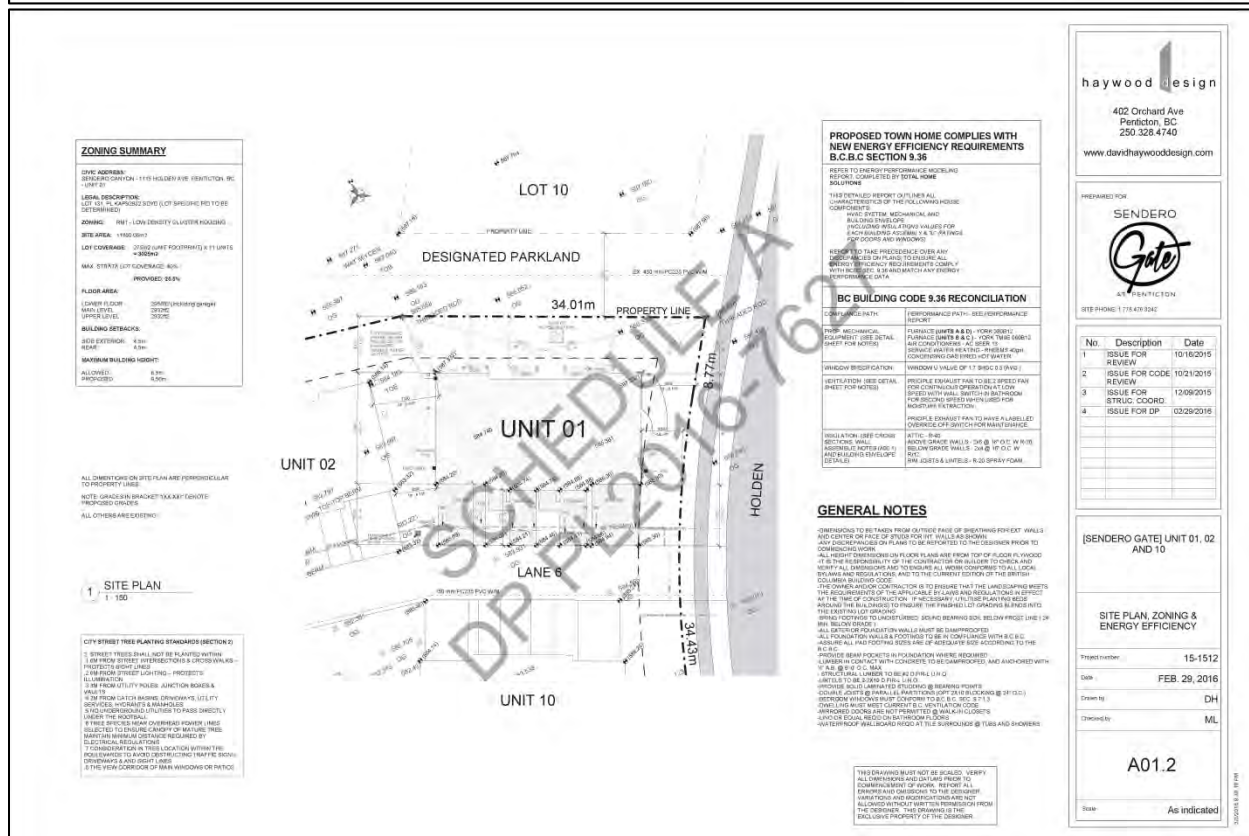
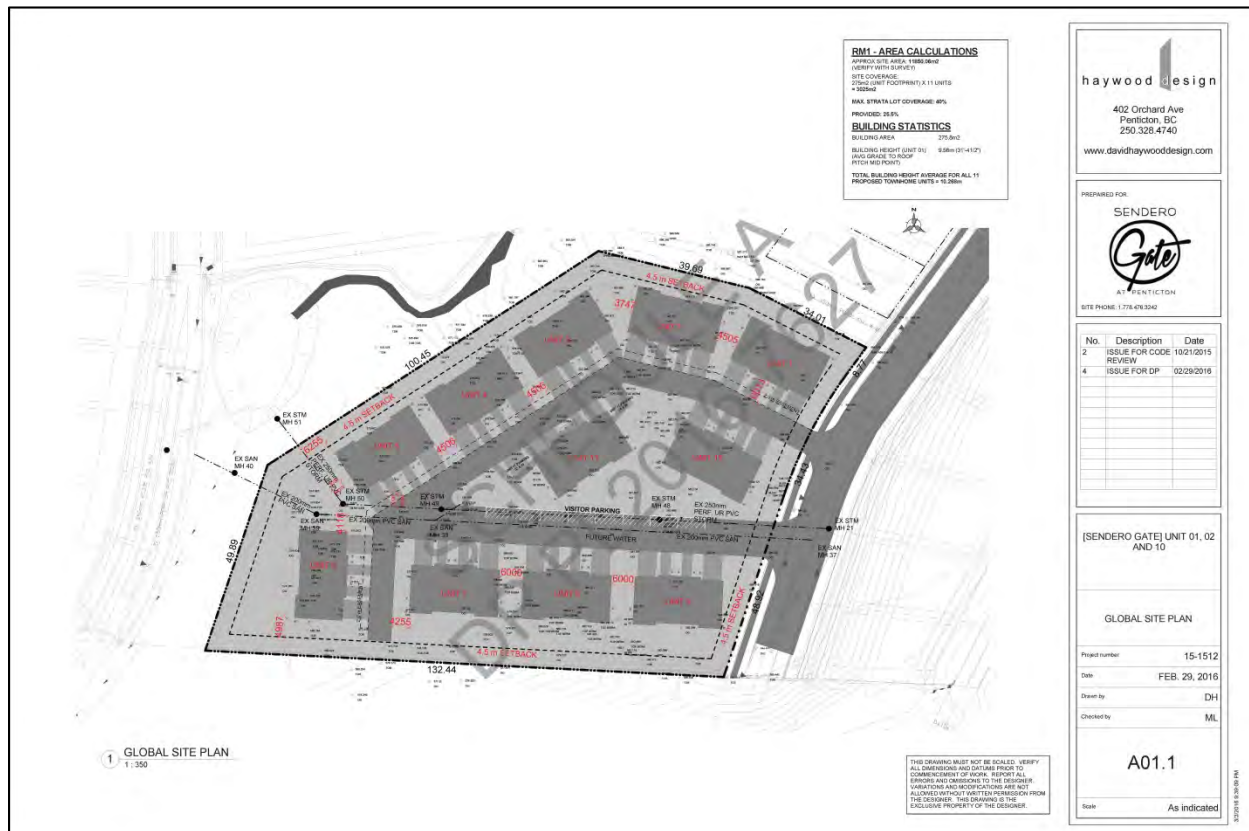
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

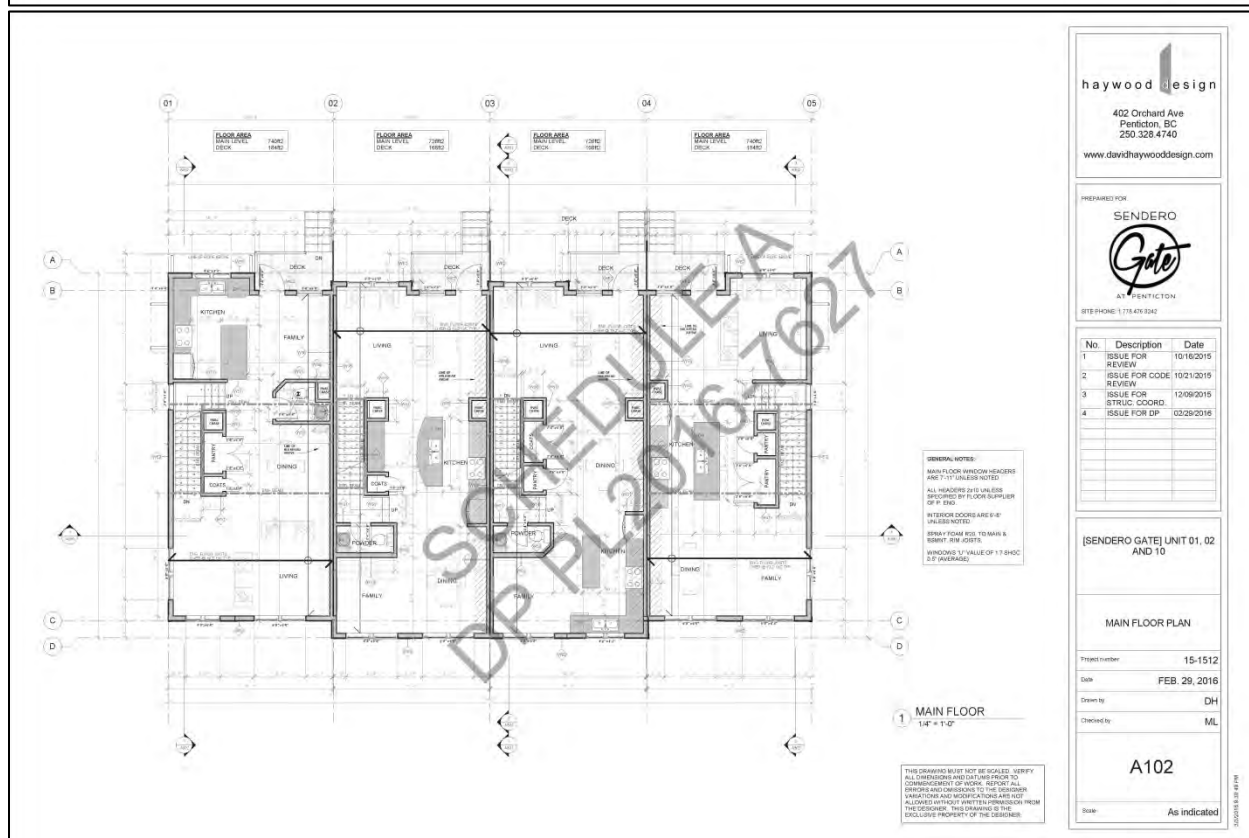
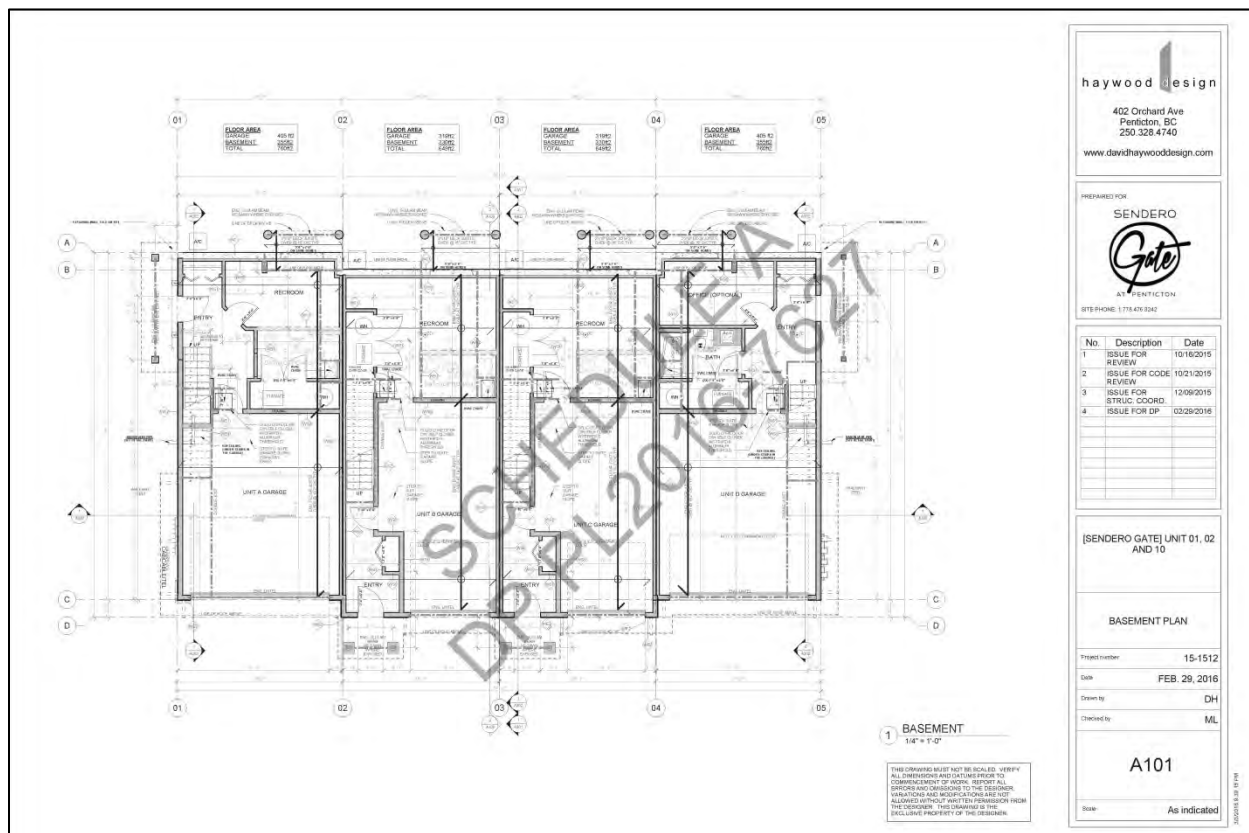
Authorized by City Council, the 18th day of April, 2016

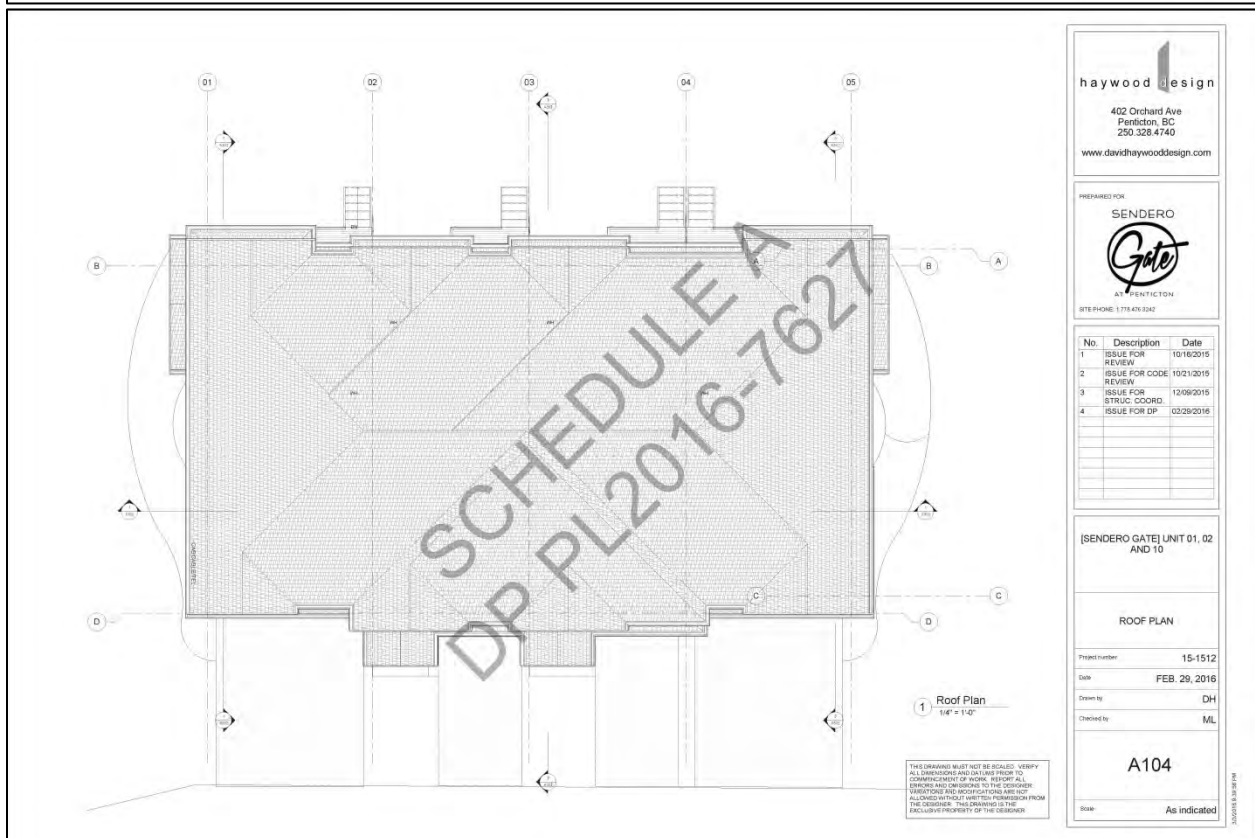
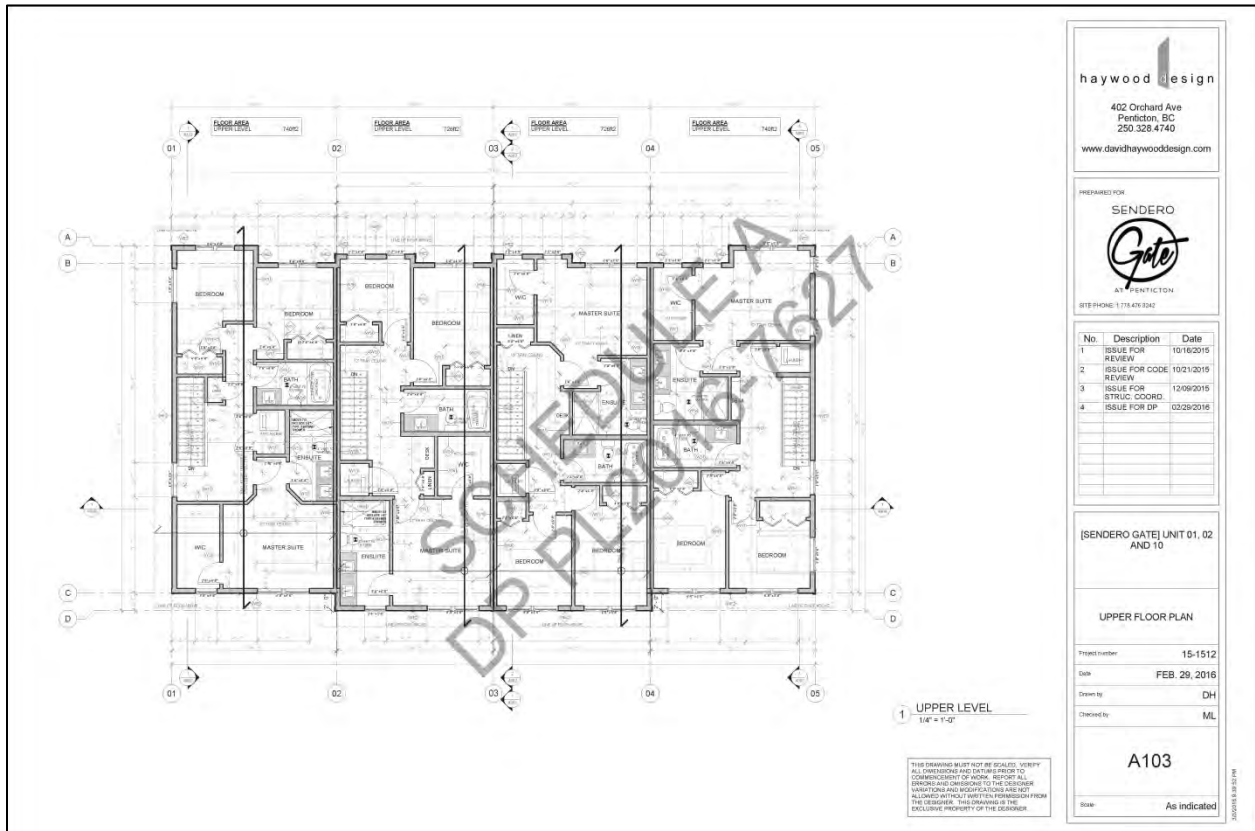
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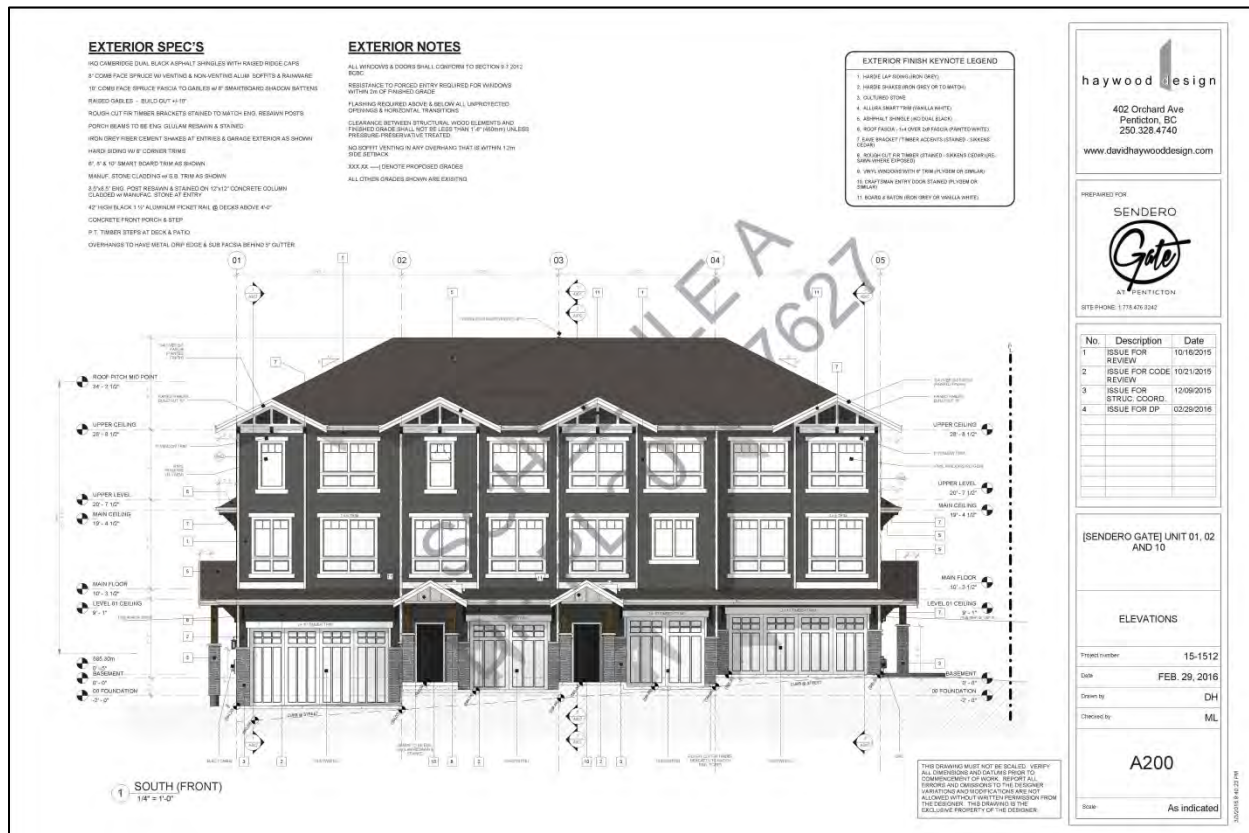
Dana Schmidt,
Corporate Officer

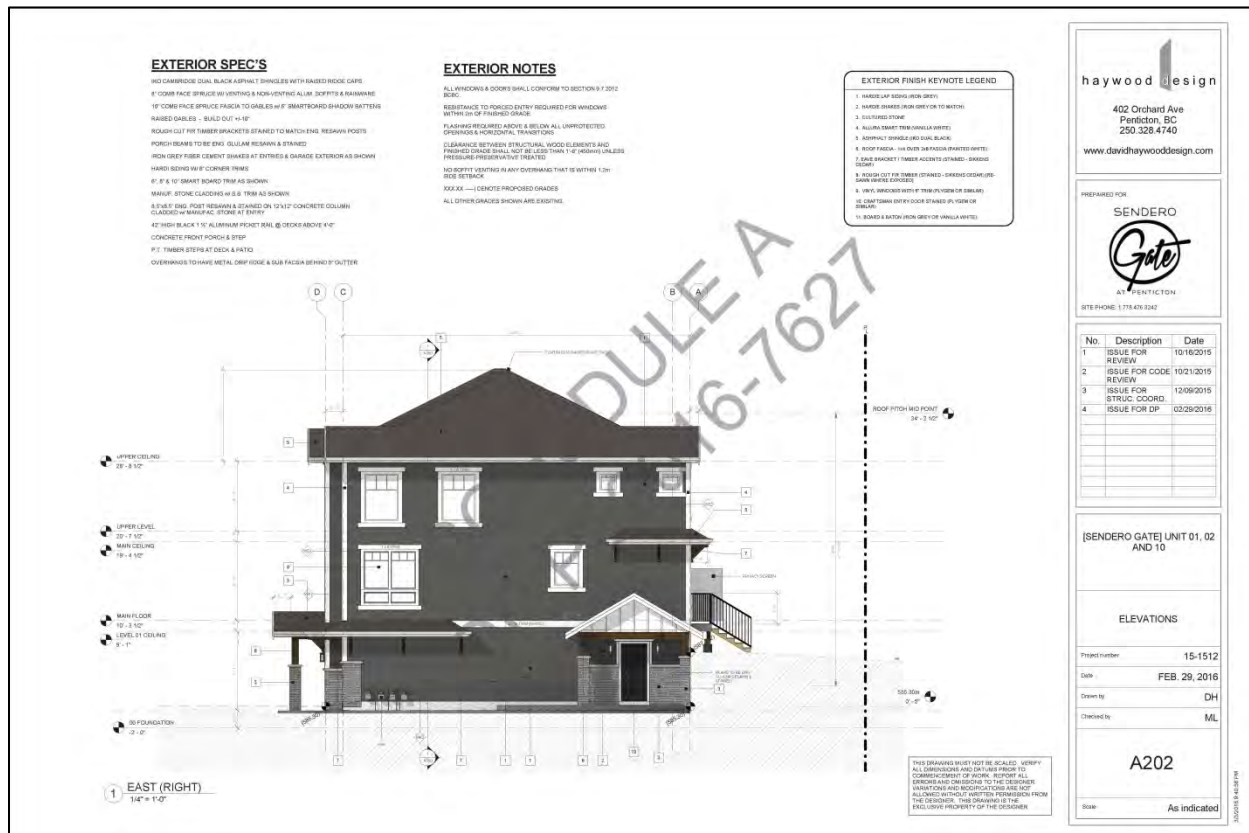
Page 2 of 2











haywood design

402 Orchard Ave
Perth, BC
250.328.4740
www.davidhaywooddesign.com

PREPARED FOR
SENDERO

AT PERMIT

SITE PHONE: 1-778-438-0242

No.	Description	Date
1	ISSUE FOR REVIEW	10/16/2015
2	ISSUE FOR CODE REVIEW	10/21/2015
3	ISSUE FOR STRUC. COORD.	12/09/2015
4	ISSUE FOR DP	03/28/2016

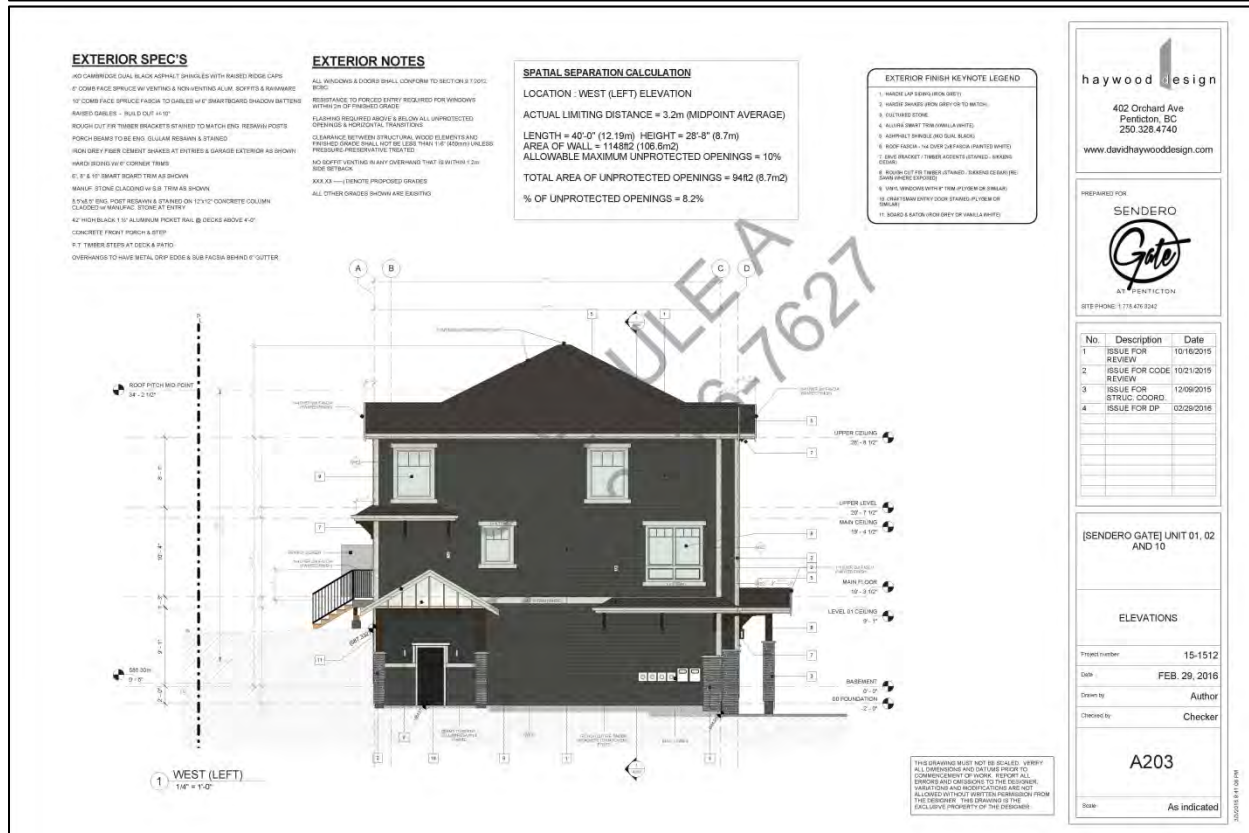
(SENDERO GATE) UNIT 01, 02 AND 10

ELEVATIONS

Project number: 15-1512
 Date: FEB. 29, 2016
 Drawn by: DH
 Checked by: ML

A202

Scale: As indicated



haywood design

402 Orchard Ave
Perth, BC
250.328.4740
www.davidhaywooddesign.com

PREPARED FOR
SENDERO

AT PERMIT

SITE PHONE: 1-778-438-0242

No.	Description	Date
1	ISSUE FOR REVIEW	10/16/2015
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4	ISSUE FOR DP	03/28/2016

(SENDERO GATE) UNIT 01, 02 AND 10

ELEVATIONS

Project number: 15-1512
 Date: FEB. 29, 2016
 Drawn by: Author
 Checked by: Checker

A203

Scale: As indicated



LOOKING TOWARD UNIT 02

haywood design
402 Orchard Ave
Penticton, BC
250.328.4740
www.davidhaywooddesign.com

PREPARED FOR:

SENDERO



ART - PENTICTON

SITE PHONE: 1-778-438-2362

No.	Description	Date
4	ISSUE FOR DP	02/29/2016

[SENDERO GATE] UNIT 01, 02
AND 10

RENDERINGS

Project number: 15-1512
Date: FEB. 29, 2016
Drawn by: Author
Checked by: Checker

DP00

Date:

1502016 04 15 14



LOOKING TOWARD UNIT 01

haywood design
402 Orchard Ave
Penticton, BC
250.328.4740
www.davidhaywooddesign.com

PREPARED FOR:
SENDERO
Gate
AT PENTICTON
SITE PHONE: 1.778.478.3242

No.	Description	Date
4	ISSUE FOR DP	02/29/2016

[SENDERO GATE] UNIT 01, 02
AND 10

RENDERINGS

Project number: 15-1512
Date: FEB. 29, 2016
Drawn by: DH
Checked by: ML

DP01

Scale: 1/8" = 1'-0"



LOOKING TOWARD UNIT 01 & 02

haywood design
402 Orchard Ave
Penticton, BC
250.328.4740
www.davidhaywooddesign.com

PREPARED FOR:
SENDERO
Gate
AT PENTICTON
SITE PHONE: 1.778.478.3242

No.	Description	Date
4	ISSUE FOR DP	02/29/2016

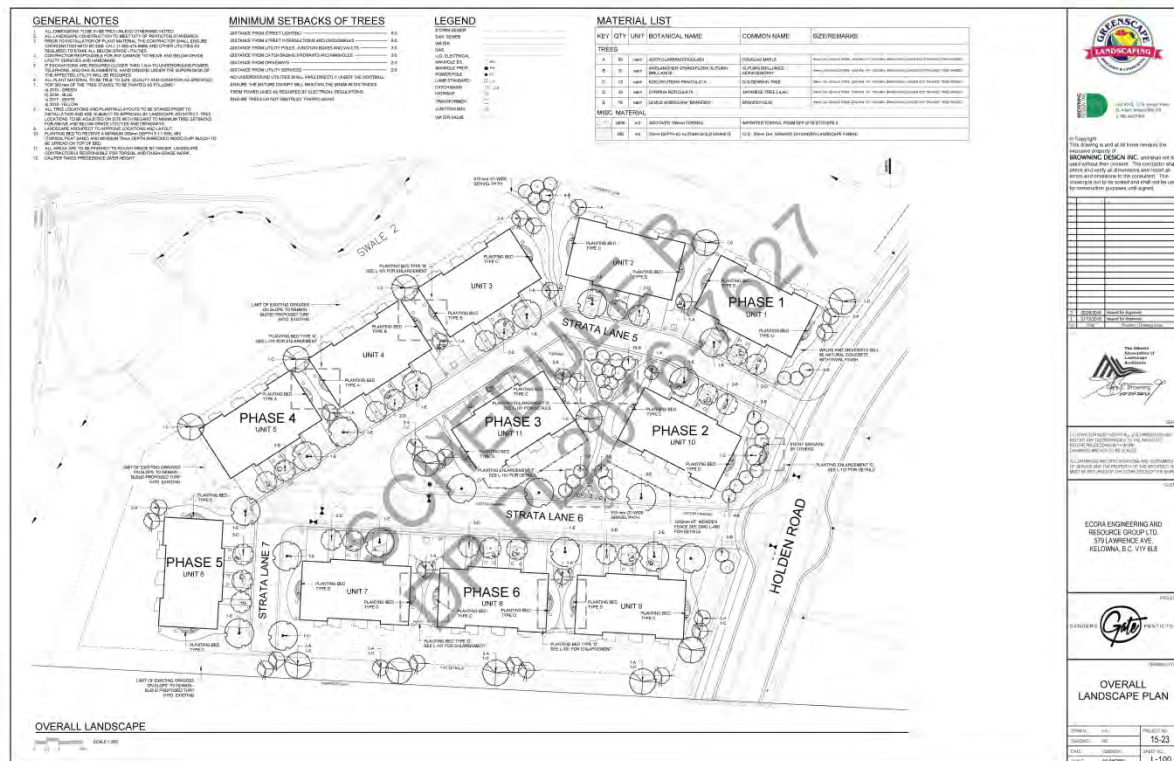
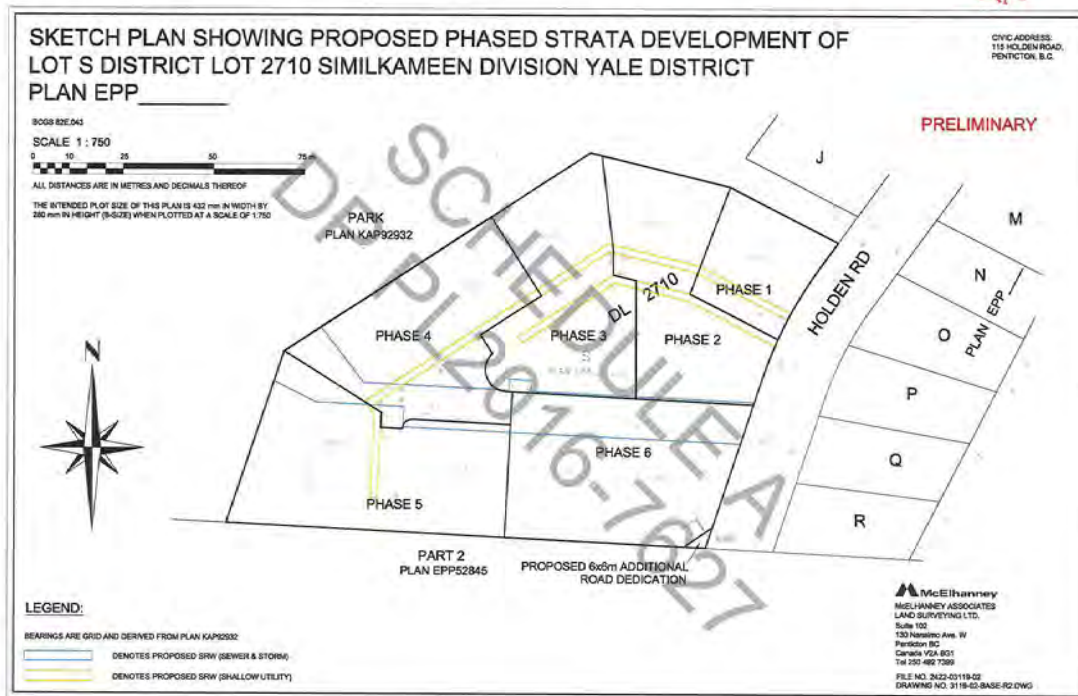
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AND 10

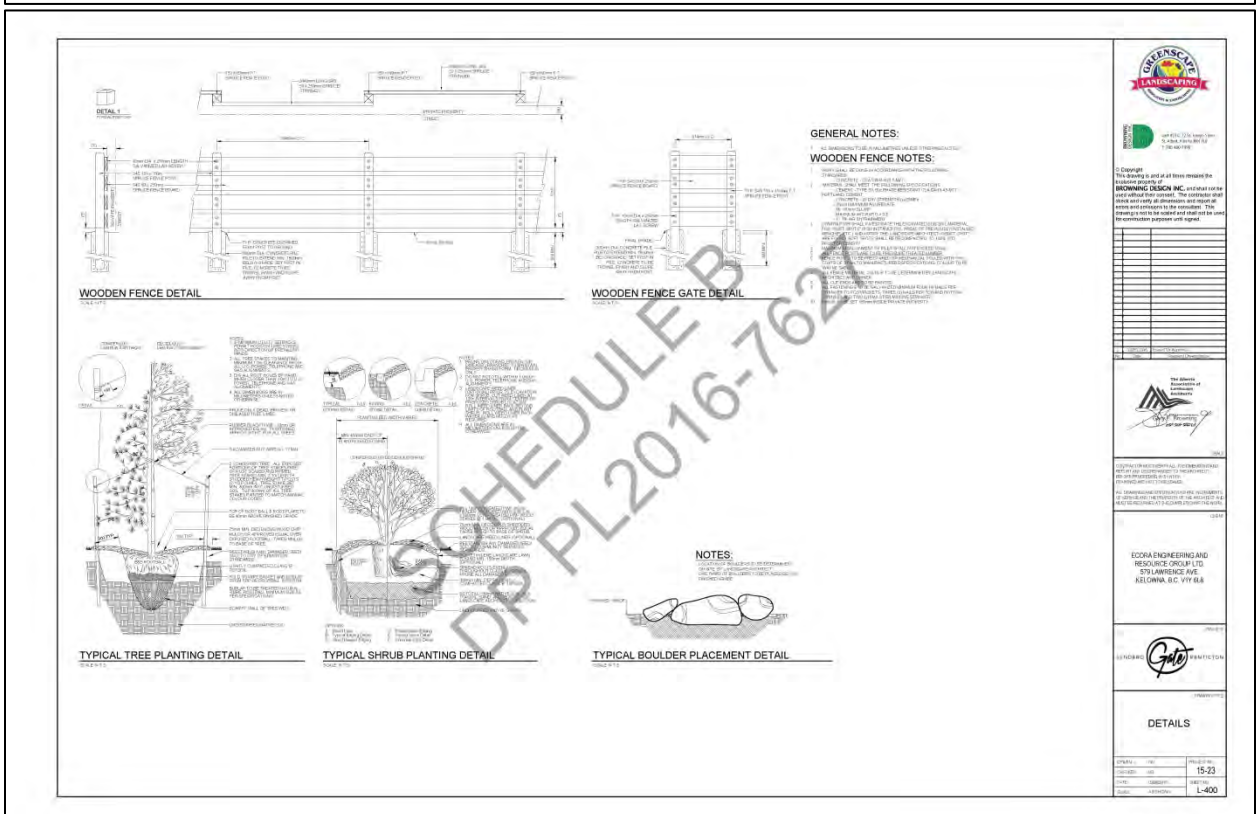
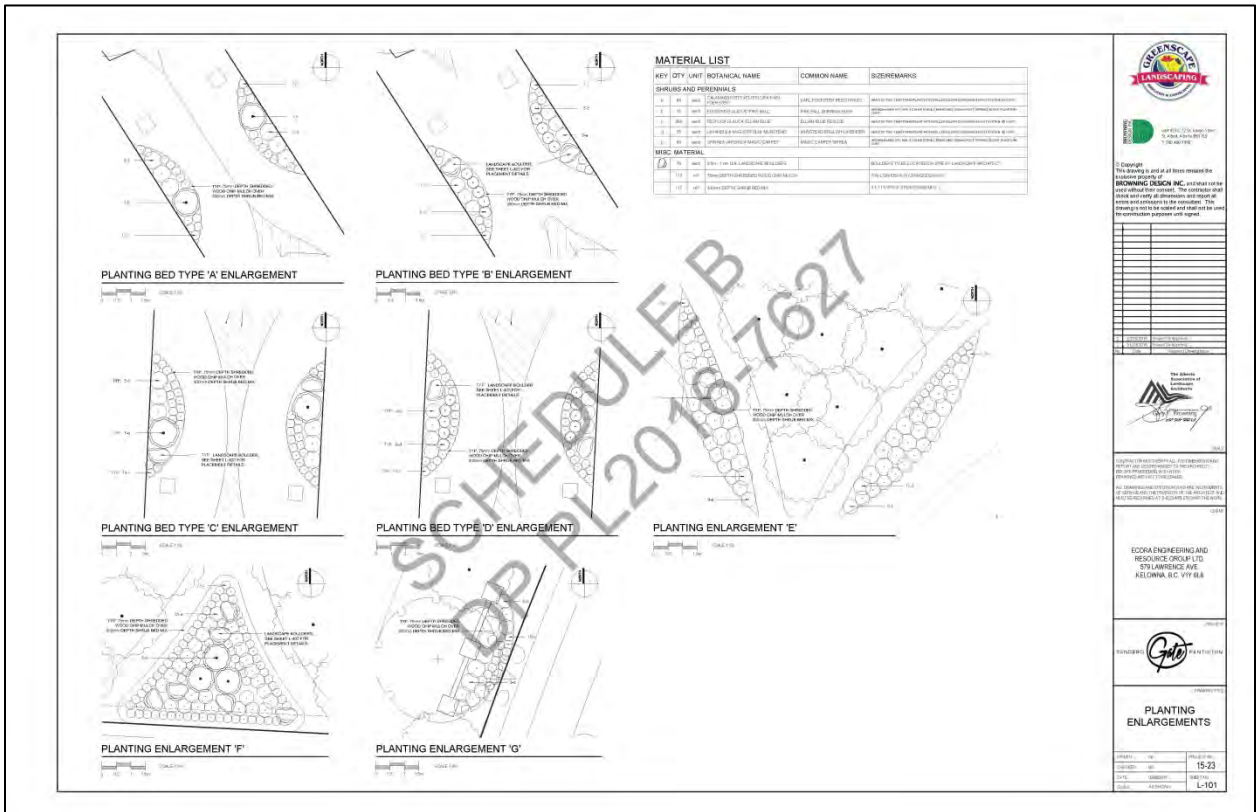
RENDERINGS

Project number: 15-1512
Date: FEB. 29, 2016
Drawn by: Author
Checked by: Checker

DP02

Scale: 1/8" = 1'-0"







Council Report

penticton.ca

Date: April 18, 2016
To: Eric Sorensen, Chief Administrative Officer
From: Ian Chapman, City Engineer
Subject: **New Building Canada Fund – Small Communities**
Supporting documentation: Water Conservation Plan

File No:

Staff recommendation

THAT Council receives the Draft Water Conservation Plan for the City's irrigation systems as prepared by Urban Systems (April, 2016);

AND THAT staff commences a consultative process with the Agricultural Committee and the Agriculture land owners and operators,

AND THAT following consultation the results along with any report revisions be brought back for Council to consider.

Strategic priority objective

Supports a grant application to the New Building Canada Fund.

Background

On January 11, 2016 Council considered which project they would like to advance as a grant application to the New Building Canada Fund – Small Communities Fund Program. Council passed resolution 13/2016, (see Attachment "A", which supported applying for a grant for agricultural water meters).

A key component of the grant application is the inclusion of a Water Conservation Plan. The City engaged the services of Urban Systems Ltd, authors of the Irrigation Master Plan (IMP) and IMP Financial Strategy, to produce this Water Conservation Plan (The Plan) a Draft copy of which is attached (Attachment "B").

The Plan reviewed historical irrigation water use and practices and identifies various measures which collectively could reduce water use in the range of 30-35% from current levels.

The measures, which the City would make best efforts to apply, include:

- increased irrigation system efficiency,
- meter installation and move to consumption based rate structure,
- water metering restrictions and stakeholder education program,
- Irrigation management.

The Water Conservation Plan is in Draft Form and will remain so until staff can undertake engagement with the Agricultural Committee and the Agricultural Irrigation System users.

That being said it is however necessary to obtain a resolution regarding the Draft Water Conservation Plan to include with our Grant Submission. There is insufficient time to complete an engagement process and revise the Draft Report prior to the grant deadline.

Financial implication

Should the City be successful in its grant application it could receive \$933,333 toward the project.

Analysis

It is necessary to include a Water Conservation Plan with the application for Irrigation Water Meters to be eligible for consideration under the grant process. Alternatively should Council choose they could decide not to proceed with the Water Conservation Plan or submission of the grant application.

Alternate Recommendations

1. That Council elect not to proceed with the Water Conservation Plan and submission of a Grant for Agricultural Water Meters.

Attachment "A" - January 11, 2016 Resolution 13/2016

Attachment "B" – April 2016, Water Conservation Plan by Urban Systems Ltd.

Respectfully submitted,

Ian Chapman, P.Eng.
City Engineer

GMI


Attachment "A" – January 11, 2016 Resolution 13/2016

8.2 New Building Canada Fund – Small Communities

13/2016

It was MOVED and SECONDED

THAT Council receive this report for information;

AND THAT Council support an application to the Building Canada – Small Communities Grant program for a project to install water meters to meter agricultural water users, valued at \$1,400,000;

AND FURTHER THAT the Mayor and Corporate Officer be authorized to sign Certification Form for the grant application.

CARRIED

Mayor Jakubeit, Councilors Sayeed, Sentes, Opposed

Attachment "B" – April 2016, Water Conservation Plan by Urban Systems Ltd.



Photo: Kyle Pearce

304-1353 Ellis Street
Kelowna, BC V1Y 1Z9

Contact: Steve Brubacher
T: 250.762.2517
sbrubacher@urbansystems.ca

URBAN
systems

City of Penticton

WATER CONSERVATION PLAN DRAFT REPORT

April 2016

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Appendix A - Irrigation Improvement Comparisons



Photo: Gord Wylie

1.0 Conservation Plan Objectives

This water conservation plan was developed to help the City of Penticton (herein after referred to as 'The City') understand how to manage water consumption for their agricultural customers, and to ensure the longevity and sustainability of their irrigation water systems. The Irrigation Master Plan (2009) and Irrigation Master Plan Financial Strategy (2014) comprehensively outline the state of the current irrigation systems and the need for conservation planning. Through the BC Governments Living Water Smart Document the province has committed to increasing water use efficiency in BC by 33%. Water is a limited and precious resource and The City can play a key role in doing their part to achieve this objective.

Agriculture is a very important industry in The City and water is needed for this industry to thrive. As illustrated in the previous studies the climate is changing and through these changes increased pressures will be placed on The City's water resources and so now is the time to make sure The City is most resilient to these future changes.

The key objective in conserving water is to not just to reduce water use for the sake of reduction but rather to find the most efficient ways to use the water. This provides the greatest environmental, economic and social benefits to The City and its agriculture customers. Optimizing water use helps farmers be effective in their businesses and gives them greatest flexibility for

choices in crop types. It also helps the City look after the environment and provides the ability to defer capital upgrades to meet future demand requirements.

This plan will help reduce water consumption by considering the most strategic water conservation options that can be implemented and result in the greatest return on investment. Each of the conservation options considered are evaluated based on a set of local criteria which form the basis of the implementation plan. The goal of this plan is to create a clear vision for The City and its agriculture customers to most effectively manage agricultural water consumption within their community.

As outlined at the conclusion of this plan it is recommended that the City through best efforts adopt a target irrigation water use reduction of 30-35% from 2015 levels following implementation of the recommended program elements. The timeframe to reach this target will largely be dependent on the conversion of existing irrigation systems to more efficient systems at the time of crop change outs.

This plan was developed by Urban Systems in consultation with Ron Fretwell and Ted van der Gulik.

1.1 COMMUNITY VALUES

Conservation within The City's agricultural water systems is key to supporting the local economy and protecting valuable water bodies with natural habitat. The agricultural water system enables farmers to grow their crops, in turn creating jobs and supporting tourism, one of the largest economic drivers for the area. The source water systems that feed the irrigation systems provide water to meet the potable water requirements of the City and also provide environmental flows to sustain fish and wildlife and support recreational activities.

2.0 Plan Context and Scope

The geographical boundaries that this plan is focused on includes the North and South Irrigation Systems. Each of the distinct boundaries are defined below in **Figure 2.1**.

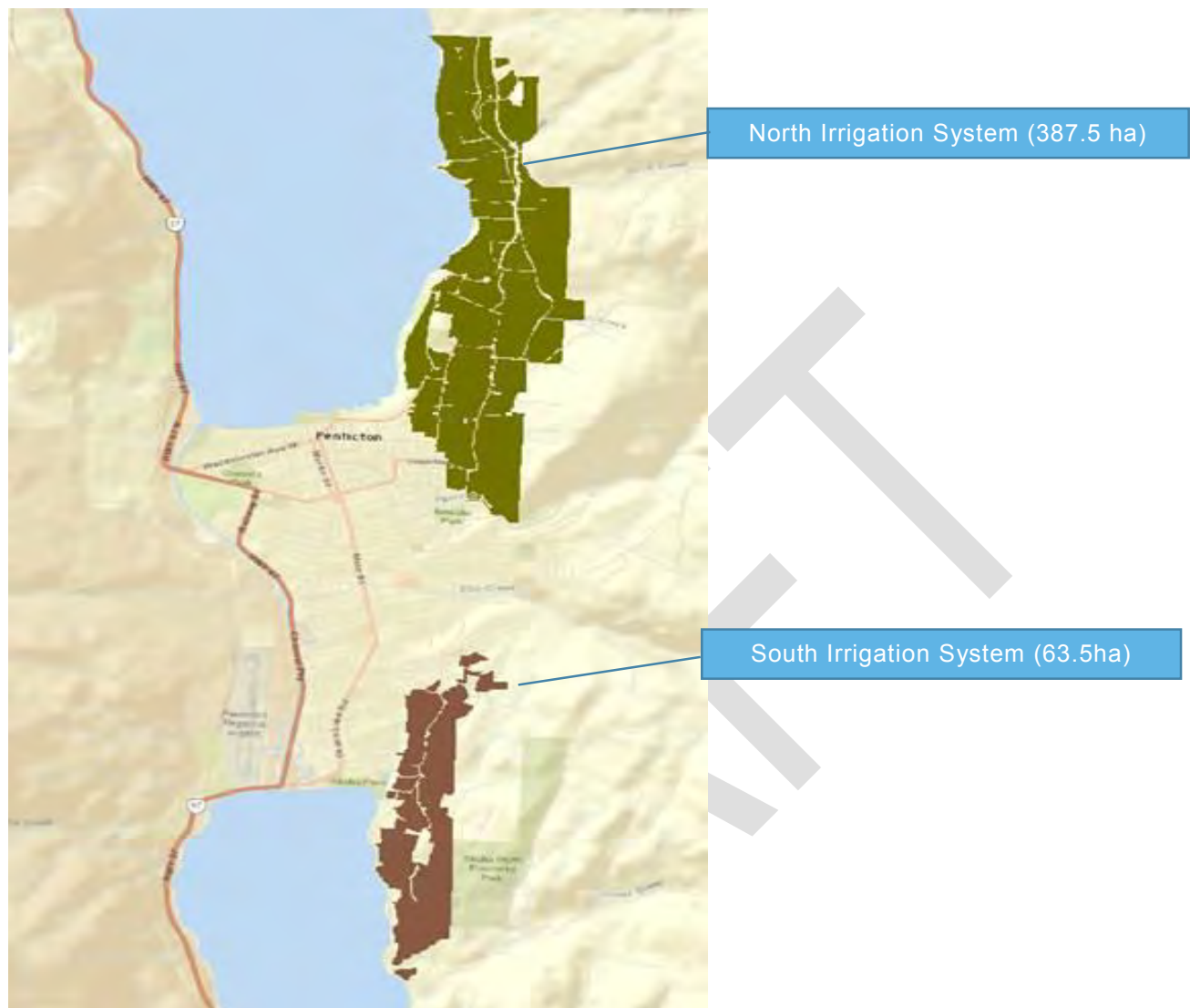


Figure 2.1: North and South Irrigation System

The key sectors and stakeholders considered in this plan include the agricultural customers within the North and South Irrigation System.

3.0 Planning Process

This water conservation plan was developed using the Water Conservation Guide for BC.

Key documents used to develop this plan include:

- 2009 Irrigation Master Plan
- Fees and Charges Bylaw No 2014-07
- Penticton Agriculture Committee Drought & Irrigation Usage Presentation
- Official Community Plan

- Regional Growth Strategy
- Penticton Creek Source Assessment

Together with the Official Community Plan, and Regional Growth Strategy, this plan fits into the wider planning framework by considering goals and objectives stated within the documents. These goals and objectives include:

- Protection and enhancement of the natural environment through water conservation
- Infrastructure sustainability; and
- Support for the agro-tourism industry

In order to implement this plan successfully, it is important to identify key team members who have a key role in the implementation of this plan:

Table 3.1: Team Members and Their Roles

Team Member	Role
The City	- Provide community wide leadership and implement the plan
Irrigation Advisory Committee	- Provide leadership within the agricultural community based on guidance from the City
Irrigation Customers	- Take action based on recommendations from the City and Irrigation Advisory Committee

3.1 ENDORSEMENTS AND SUPPORTS

City staff have reviewed and endorses this plan.

4.0 Community Snapshot

The City currently owns and operates two irrigation systems which have 308 connections on the North System and 84 on the South System. The crop type, irrigation method, area and demand information for the irrigation systems is summarized below:

Table 4.1: Irrigation Area and Demand by Crop Type

Crop Type	Irrigated Area	Irrigation Demand
Apples	43%	46%
Grape	24%	12%
Forage	11%	15%
Cherry	11%	13%
Fruit	8%	9%
Domestic Outdoor	1%	2%
Recreational Turn	1%	1%
Nursery	1%	1%
Vegetable	1%	1%
Total	100%	100%

Table 4.2: Irrigation Area and Demand by Irrigation Method – North System

Irrigation Type	Area	1997 Demand	2003 Demand
Drip	23%	9%	12%
Gun	1%	3%	2%
Handline	5%	6%	6%
Landscape sprinkler	0%	0%	0%
Microsprinkler	10%	12%	11%
Sprinkler	16%	20%	18%
Overtree	16%	15%	16%
Sprinkler	2%	3%	2%
Undertree	28%	32%	32%
Total (North)	100%	100%	100%

Table 4.3: Irrigation Area and Demand by Irrigation Method – South System

Irrigation Type	Area	1997 Demand	2003 Demand
Handline	3%	3%	3%
Landscape sprinkler	10%	16%	13%
Microsprinkler	7%	7%	7%
Sprinkler	36%	37%	36%
Overtree	14%	6%	9%
Undertree	31%	32%	32%
Total (South)	100%	100%	100%

Apple crops drive the majority of the water demand within the system (46%) along with grapes and forage (combined 27%).

5.0 Watershed Snapshot

5.1 PENTICTON CREEK

The Penticton Creek watershed reaches a maximum elevation of 2,130m with its headwaters located to the east/northeast of Penticton. Flowing through a broad forested valley in the upper reaches, Penticton Creek enters the Greyback Reservoir, 10km east of Penticton, at an elevation of approximately 1,650m. Over the next 16 km the valley gradually narrows into a deep canyon until an elevation of 670m where untreated water from Penticton Creek is diverted to Campbell Mountain Diversion Dam, the source of the North Penticton Irrigation System. Penticton Creek continues and flows southward through a narrow canyon and into Penticton #2 Dam on the eastern City limits at an elevation of 470m where there is an intake to the City's Water Treatment Plant. Leaving the dam, the creek enters an open sloping hillside and continues down through the City of Penticton.

Annual rainfall in the region between 1994 and 2004 ranged between 580mm to 840mm with approximately half falling as snow.

The watershed covers an area of 17,391 hectares. Historical flow records from 2006 show the flow in Penticton Creek to range from an average of 370L/s in October to 2,025L/s in May. The total allotment for the North System is 533L/s. This flow would only be realized if all farmers were to irrigate all of their allotted land at the same time. Typically irrigation systems are designed to extract the allotted application rate whenever they are turned on. However, for an area of this size the total peak demand would likely only be realized if a single crop type was grown. Different crops

require water at different times of the growing season and different irrigation methods are more or less efficient thereby requiring a greater duration of watering. The peak daily demand on this system during 2004-2006 was 317 L/s.

The City's water licenses for irrigation purposes allow for a maximum withdrawal of 5,412 ML/year from Penticton Creek. The average annual usage from 2004 to 2006 was just 37% of this at 1,980 ML/year. (City of Penticton – Irrigation Master Plan, 2009)

5.2 ELLIS CREEK

Located at the south end of Okanagan Lake, to the east of Penticton, the Ellis Creek watershed extends up to an elevation of approximately 1,980m. Passing down through broad forested valleys it narrows in its lower reaches and flows through the City of Penticton before discharging into Okanagan River located between Okanagan and Skaha Lakes. A series of dams are located within the watershed – Ellis Dam #2 is located on South Ellis Creek at an approximate elevation of 1,490m, Ellis Dam #4 is located on the main stem of Ellis Creek at an approximate elevation of 1,335m while Ellis Creek Diversion Dam, the source of the South Penticton Irrigation System, is located downstream of the Ellis/South Ellis confluence at an approximate location of 465m.

The watershed covers an area of 15,292 hectares. The total allotment for the South Penticton Irrigation System based upon connected parcel allotments is 107L/s. The peak daily demand on this system during 2004-2006 was 126 L/s. Through discussions with the City it has been confirmed that historically portions of Skaha Park have been irrigated with water from the Irrigation Systems. This area is currently not included in the agricultural role allotment and may have attributed to the elevated recorded flows. The City is presently working on irrigating this park with treated effluent from the waste water treatment plant and as such future irrigation from the irrigation system will not be required. Other possible factors which may have contributed to the peak flows include:

- Leaks in the South Penticton Irrigation System;
- Farmers using more than their allotment; or
- Inaccurate meter readings.

The City's water licenses for irrigation purposes allow for a maximum withdrawal of 2,558 ML/year from Ellis Creek. The average annual usage from 2004 to 2006 was just 19% of this at 491 ML/year.

(City of Penticton – Irrigation Master Plan, 2009)

6.0 Infrastructure Snapshot

6.1 NORTH IRRIGATION SYSTEM

The Campbell Mountain Diversion was constructed between 1966 and 1967 and consists of a 3km tunnel through which a 915mm steel pipe transports water to a 31 ML diversion reservoir. The Penticton Reservoir at an elevation of 584m provides sufficient head to supply the demands of the North Penticton Irrigation System. The irrigation system pipework is constructed of a variety of materials; asbestos cement, cast iron, galvanized iron, PVC and steel with asbestos cement and PVC serving areas with pressures less than approximately 1,030 kPa (150psi).

Each lot connected to the north irrigation system is also allocated a unit application rate based upon the soil types within the property and range from 0.13 to 0.18 L/s/hectare (5 to 7 USGPM/acre) for the defined irrigable area. There are 4 pressure reducing stations; Lochore Road (50mm), Three Mile Road (50mm), Lower Bench Road (100mm) and Pearson Road (100mm).

All cast iron, asbestos cement, and galvanized iron pipes are approaching the end of their useful life with replacement scheduled to begin in 2020. Steel pipework was installed in 1967 and is understood to be in satisfactory condition. Replacement, particularly of the transmission line linking the source to the distribution system, will take place between 2020 and 2060 and is assumed to be completed by slip lining the existing 900mm steel pipe (located within the Campbell Mountain tunnel) with 750mm DR17 HDPE pipe. The PVC mains have been installed within the last 10 years (averaging a 5 year life) and have been estimated to have an average remaining useful life of 70 years.

(City of Penticton – Irrigation Master Plan, 2009)

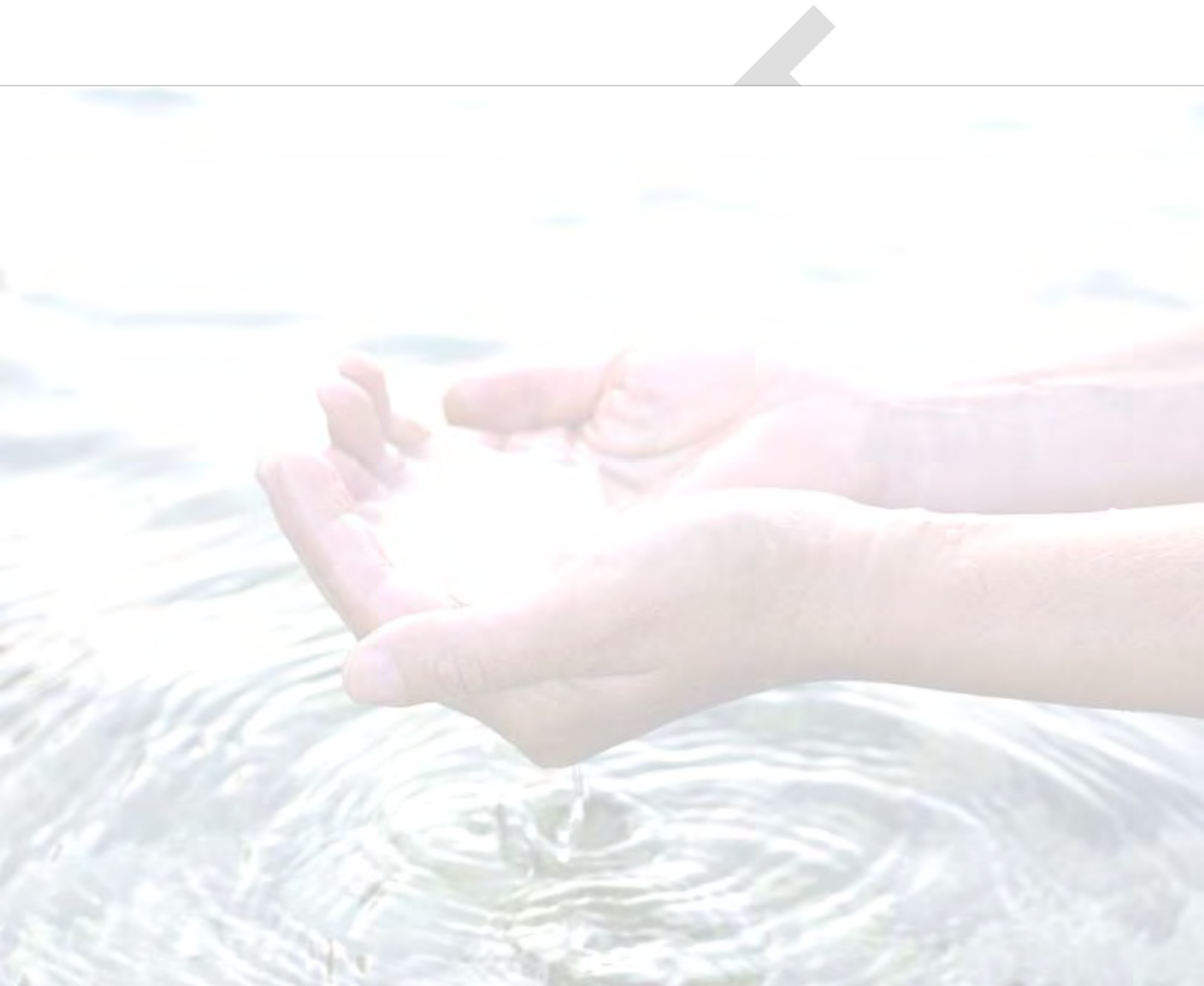
6.2 SOUTH IRRIGATION SYSTEM

Ellis Creek Diversion Dam is an earth fill dam constructed in 1966 and commissioned in 1967. A concrete spillway holds back the 6.2 ML diversion pond covering an area of 0.3 ha. Water is gravity fed to the irrigation system below via a combination of cast iron and PVC pipe. The irrigation system pipework is constructed of a variety of materials; asbestos cement, cast iron, galvanized iron and PVC with asbestos cement and PVC serving areas with pressures less than approximately 1,030 kPa (150psi).

Each lot connected to the irrigation system is allocated a unit application rate based upon the soil types within the property and range from 0.13 to 0.18 L/s/hectare (5 to 7 USGPM/acre) for the defined irrigable area. There is one pressure reducing station located near the end of Brantford Ave.

All cast iron, asbestos cement, and galvanized iron pipes are approaching the end of their useful life with replacement scheduled to begin in 2020. The PVC mains have been installed within the last 10 years (averaging a 5 year life) and have a remaining useful life of 70 years.

(City of Penticton – Irrigation Master Plan, 2009)



7.0 Water Demand Forecasts

The water demands were forecasted in the 2009 Irrigation Master Plan (IMP) by taking into consideration potential changes in irrigable area, crop type and climate.

The findings from the IMP are summarized below:

Table 7.1: Water Demand Forecast – North System (Irrigation Master Plan)

North System	Irrigable Area
Current Active irrigable Area (Acres)	957.5 Acres (387.5 Hectares)
Current inactive Irrigable Area (Acres)	550.5 Acres (156.8 Hectares)
Additional Build-out	37.5
Total Build-out	1545.8
Percentage Growth	61.4%
Average Annual Demand (5 Year Average)	3,100 ML/Year
Estimated Future Demand (pro-rated based on growth estimation)	5,003 ML/Year
Water Licensed Capacity	5,412 ML/Year

Table 7.2: Water Demand Forecast (Irrigation Master Plan)

South System	Irrigable Area (Acres)
Current Active irrigable Area (Acres)	156.9 Acres (63.5 Hectares)
Current inactive Irrigable Area (Acres)	146.2 Acres (59.2 Hectares)

South System	Irrigable Area (Acres)
Additional Build out	0
Total Area Build Out	303.1
Percentage Growth	93.2%
Average Annual Demand (5 Year Average)	400 ML/Year
Estimated Future Demand (5 Year Average)	770 ML/Year
Annual Supply Capacity	2,558 ML/Year

Note: Irrigation areas from the master plan have changed slightly based on updates to the dataset

The extent of potential irrigable area at build out was determined in conjunction with City Staff and the Pacific Agri-food Research Centre in Summerland. In general, the developable parcels were identified by overlaying the orthophoto with properties that are currently in the ALR (with preferable soil type), have a slope less than 30%, and no crops currently listed. The land over identified as Additional Build Out is land that the City may choose to service should sufficient capacity exist however commitment to service these lands has not been provided.

7.1 FUTURE TRENDS (CHANGES IN AREA)

As outlined in the 2009 IMP, the existing irrigation systems are able to supply adequate water at adequate pressures to meets the needs of today's customers and future customers when considering growth and changes to crop type only.

7.2 CLIMATE CHANGE IMPACTS

As part of the 2009 IMP, a climate and irrigation demand model was prepared and used to model the effects of climate change on future water demands. The model took into account a number of inputs relating to water demand and use, such as soil, crop type, irrigation system, soil moisture balance and climate conditions. It was concluded that climate change alone will not have an effect on the system's ability to provide water to its customers providing that the source capacity is able to be maintained at the current license capacity. .

7.3 FUTURE WATER NEEDS AND SUPPLY LIMITS

Currently, both water systems do not have any water capacity issues, but when taking into account climate change, crop type and the addition of inactive irrigated area – the North System is expected to exceed its source licensed requirements. The impact of climate variability on licensed source capacity requires further study and assessment.

Understanding where a majority of water is currently being consumed can provide valuable insights that inform targeted water reduction strategies. Currently, it is not possible to fully understand The City's complete water demand profile in the absence of meters. For now, major drivers of water consumption within the system can be approximated based on crop type and a general understanding of water usage for those respective crop types. Using this approach, it was determined that for the City apple crops are currently the major driver of consumption. Once meters are installed, the City will be able to better understand crop specific demands which will lead to a deeper understanding of where issues with supply in the future might arise if crops were to change.

7.4 POTENTIAL COST OF NEW SUPPLY INFRASTRUCTURE TO MEET FUTURE DEMANDS

At the present time the City has adequate conveyance infrastructure to support future demands. The source still needs to be assessed to determine if adequate storage can be provided to meet future demands.

8.0 Lessons from Penticton's Experiences with Water Conservation

The City's water conservation efforts for agricultural customers have been historically focused on water restrictions and customer education programs. The effectiveness of these programs were measured in 2015 and the findings are summarized below. The program effectiveness was monitored in comparison to the average day demand between July 1 and 15, 2015 prior to restrictions being put into place.

LEVEL 3 WATER RESTRICTION (JULY 15TH, 2015)

Description of Program:

- Water Treatment Plant switched from 80% lake/20% creek blend to 100% Lake
- Voluntary change on all City irrigation systems to reduce water use by 30%.
Communication mediums included:
 - › Adverts in paper
 - › Radio
 - › City website
 - › Utility bill insert
- Maintain Penticton Creek and Ellis Creek minimum flows
- Discussed water use with apparent high water users
- Hand delivered notices to South Irrigation area asking them to conserve water
- Investigated ability to connect treated water system to the South Irrigation System
- Water conservation signage was installed in the north and south irrigation service areas in high traffic areas

Program Effectiveness

- Ellis Creek System:
 - › 8% reduction in average day demand after week 1.
 - › 10% reduction in average day demand after week 2.
- Penticton Creek System:
 - › 6% reduction in average day demand after week 1.
 - › 5% reduction in average day demand after week 2.

LEVEL 4 WATER RESTRICTION (AUGUST 5TH, 2015)

Description of Program

- City workers installed a bypass to connect treated water to the South Irrigation System
- Updated signs, provided north and south users feedback on their consumption. An increase or decrease in water usage was shown on the signage as a percentage (increased communication effort from level 3);
- Started enforcement of those not watering correctly
- Water flow from the reservoirs was held at a minimum required to help hold water volumes

Program Effectiveness

- Ellis Creek System:
 - › 17% reduction in average day demand after week 1,
 - › 23% reduction in average day demand after week 2.
- Penticton Creek System:
 - › 9% reduction in average day demand after week 1,
 - › 10% reduction in average day demand after week 2.

8.1 FACTORS OF SUCCESS

Based on the results summarized above, The City has found that strong communication with stakeholders coupled with enforcement of watering restrictions and good system management can reduce water consumption by approximately 10% to 20% on the Ellis Creek System and 5% to 10% on the Penticton Creek system, depending on the level of restriction. It is important to note that water restrictions are typically temporary and do not result in a permanent behavior change of the customers.

8.2 OPTIONS FOR CONSIDERATION

Preparing a list of conservation options for consideration will enable The City to select which options they believe would be best to implement based on their current budget, timeline, and water reduction target. In order to determine which options would be most effective to implement, historical water conservation efforts, as well as other conservation options not yet implemented, were considered and evaluated.

Historical conservation options considered include: water restrictions/enforcement and public education. Both of these conservation efforts have been implemented in the past and their effectiveness has been measured. This information provides valuable insight into actual water consumption behavior changes that could occur if carried out.

When considering new water conservation options not yet tested or executed by the City, there is more uncertainty on the potential to reduce water consumption. In order to estimate the potential consumption savings, a water demand model developed by the Ministry of Agriculture was used in the analysis. This model was developed in 2009 as part of the IMP and modified based on current data. The analysis was performed under a dry scenario (1997) and wet scenario (2003) to determine how the water reduction level could change based on consumption. Options considered in the model include improving irrigation system efficiency (i.e. changing irrigation systems from overhead to drip) and improvements to irrigation management (i.e. moving from average to good watering techniques). Other conservation options considered include meter and consumption based rate structure charges. These conservation options were selected because they are expected to provide the City with the greatest opportunity to reduce water consumption.

Each conservation option is described below in **Table 8.1** along with the estimated water consumption reduction. It is worth noting that these options are not mutually exclusive and that the summation of savings of each program will not equal the total savings. Rather the maximum savings for all programs listed if implemented together is estimated to be 30-35%.

The methodology used in the modeling analysis can be found in **Appendix A**.

Table 8.1: Water Conservation Option Considerations

Water Conservation Option	Description	North System – Estimated water consumption reduction (Wet/Drought year)	South System – Estimated water consumption reduction (Wet/Drought year)	Source
Irrigation System Efficiency	Replacing less efficient irrigation systems for selected crop as defined below: - All grapes crops modified to drip irrigation - All medium and high density apples and cherries crops modified to drip irrigation - All low density apples and cherry crops modified to micro-sprinkler, unless currently using drip system - All other fruit trees to micro spray	20%/19% (% reduction relative to base case –current)	18%/17% (% reduction relative to base case –current)	Demand Model – Ron Fretwell
Irrigation Management	- Improving irrigation management practices which reflects water lost deep percolation through overwatering; (changed from average to good)	3.6%/3.3% (% reduction relative to base case –current)	3.2%/3.0% (% reduction relative to base case –current)	Demand Model – Ron Fretwell
Meters with consumption based rate structure (for excess use)	- Provide a price signal to customers to incentivize them to conserve water. The flat rate portion covers an appropriate allocation of water while the volumetric portion represents excess water use. Note: meters installed without a consumption based rate structure have	Up to 20%	Up to 20%	Best Practice Guidelines

Water Conservation Option	Description	North System – Estimated water consumption reduction (Wet/Drought year)	South System – Estimated water consumption reduction (Wet/Drought year)	Source
	not been found to effectively reduce water consumption.			
Water Restrictions and Stakeholder Education	Restriction 3: - Voluntary change to reduce water usage by 30% (adverts in paper, radio, City website, utility bill insert) - Maintain Penticton and Ellis creek minimum flows - Hand delivered notices - Water conservation signage in high traffic areas - Notification to RDOS Restriction 4: - Customer specific feedback signs showing the increase or decrease in usage required - Communication levels increased - Enforcement - Water flow from reservoirs held at a minimum - Use bypass to connect treated water system	Restriction Level 3: 10% Restriction Level 4: 20%	Restriction Level 3: 5% Restriction Level 4: 10%	The City

9.0 Examples and Lessons from Elsewhere

The Southeast Kelowna Irrigation District (SEKID) was the first irrigation district in the province of BC to implement a universal metering system in the early 1990's. Installing the meters was very unpopular initially, but most producers saw the benefit as time went on, especially during the conditions in 2003. In 2003 SEKID was able to manage their water by reducing growers to 80% of their annual allocation. The meters allowed the district to monitor those that exceeded the revised drought allocation and penalize or turn the water off to those that did not conform. In addition SEKID provided soil moisture monitoring equipment free of charge to producers to help them manage water better.

The success of the SEKID project has led many other water purveyors in the Okanagan area to proceed with universal water metering projects as well.

10.0 Local Evaluation Criteria

In order to determine the effectiveness of each water conservation option, a set of local evaluation criteria was developed, as illustrated in **Table 10.1** below. The scoring has been set up so that low scores are better than high scores. For example the lowest capital cost option would score a 1 while the highest a 3.

Table 10.1: Local Evaluation Criteria

Description	What its Measuring	Score
Capital Investment	Initial capital Investment(\$'s)	1 to 3
Reduced Water Consumption	% reduction in water consumption	1 to 3
Reliability of water conservation	Predictability of water conservation under changing environmental and social conditions	1 to 3

10.1 SELECTED MEASURES

Based on the local evaluation criteria detailed above, each conservation option was evaluated and the results are summarized below:

Table 10.2: North and South Irrigation System

Description	Evaluation Criteria		
	Capital Expense	Reduced Water Consumption	Reliability of water conservation
Irrigation System Efficiency	3	1	1
Meter Installation + Consumption based rate structure (for excess use)	2	1	2

Description	Evaluation Criteria		
Water Restriction and stakeholder education	1	2	2
Irrigation Management	1	3	2

As noted all four programs have their benefits and they work together to support improved water conservation. It is recommended that the City incorporate all four strategies moving forward in order to obtain the greatest effectiveness in their conservation efforts.

11.0 Project Designs

Each water conservation option considered is explored in more detail below:

PROJECT #1 – IRRIGATION SYSTEM EFFICIENCY

Conservation Objective:

- To utilize the least amount of water based on best available technology.

Project Scope and Target Population:

- Scope

Replace less efficient irrigation systems for selected crop as defined below:

- › All grapes modified to drip irrigation
- › All medium and high density apples and cherries modified to drip
- › All low density apples and cherries modified to micro-sprinkler, unless currently using drip system
- › All other fruit trees to micro spray

- Target Population

- › All farmers who do not have the most efficient irrigation system for their crop

- Estimated Water Savings & Targets

- › North System: 20%
- › South System: 19%

- Project Budget & Cost:

- › Costs born by individual property owners

- Capacity:

- › City staff to communicate the benefits to customers of switching to more efficient irrigation systems
- › City to consider adopting requirements for all new agriculture irrigation systems to be prepared and inspected by an IIABC Certified Irrigation Designer.

PROJECT #2 – WATER METER INSTALLATION AND CONSUMPTION BASED RATE STRUCTURE

Conservation Objective:

- To ensure that farmers have information on their water use and can make informed decisions on how to ensure that water is most effectively used.

Project Scope and Target Population:

- Scope:
 - › Installation of water meters on all irrigation connections
 - **North System:** 308 connections
 - **South System:** 84 connections
 - › Develop consumption based water rate structure
- Target Population:
 - › All irrigation customers
- Estimated Water Savings & Targets
 - › Upto 20% (best practice guidelines)
- Project Budget & Cost:
 - › North System: \$1,108,000
 - › South System: \$302,000
- Capacity:
 - › Meters will be installed by a contractor
 - › Water rates will be reviewed by City Staff
 - › City staff will administer water rates
 - › Water meter maintenance and replacement strategy will be completed by City Staff

PROJECT #3 – WATER RESTRICTION AND EDUCATION PROGRAM

Conservation Objective:

- During times of drought to provide information to farmers to that water use is reduced to the greatest extent practical.

Project Scope and Target Population:

- Scope: The following actions are based on current City operating protocols. These are to be reviewed and updated as part of the Drought Management Plan development scheduled for 2016.

Restriction Level 3:

- › Voluntary change to reduce water usage by 30% (adverts in paper, radio, City website, utility bill insert)
- › Maintain Penticton and Ellis Creek minimum flows
- › Hand delivered notices
- › Water conservation signage in high traffic areas

Restriction Level 4:

- › Customer specific feedback signs showing the increase or decrease in usage required
- › Communication levels increased
- › Enforcement
- › Water flow from reservoirs held at a minimum
- › Use bypass to connect treated water system

- Target Population

- › All irrigation customers

- Estimated Water Savings & Targets

- › North System: 10% to 20% (information provided by The City)
- › South System: 5% to 10% (information provided by The City)

- Project Budget & Cost:

- › Internal costs to City (staff time)

- Capacity:
 - › City staff (communication specialist and engineering staff member)
 - › Efficient irrigation systems

PROJECT #4 – IRRIGATION SYSTEM MANAGEMENT

Conservation Objective:

- To ensure that farmers are using the best information available to inform water use decisions.

Project Scope and Target Population:

- Scope:
 - › Improving irrigation management practices which reflect water lost deep percolation through overwatering; from an average setting to good
 - Install soil moisture sensors on each farm property;
 - Educate farmers on how to use the Farm West irrigation calculator
- Target Population:
 - › All irrigation customers
- Estimated Water Savings & Targets
 - › North System: 4%
 - › South System: 3%
- Project Budget & Cost:
 - › Costs born my individual property owners
- Capacity:
 - › City staff to educate customers on irrigation management techniques (i.e soil moisture sensors, Farmwest irrigation calculator, IIABC Irrigation Management Guide and Environmental Farm Planning Irrigation Assessment Manuals)

12.0 Implementation Strategy

Providing an implementation strategy will take the core themes from the findings above and provide actionable items for carrying out this water conservation plan along with an anticipated timeline. It is important to note that this plan did not consider the availability of funds so the City may consider to move forward with each water conservation measure in a different order depending on the funding options available at the current time. Below is a summary of each water conservation measure, budget, timeline, roles and responsibility and monitoring/evaluation.

It is recommended that the City through best efforts adopt a target irrigation water use reduction of 30-35% from 2015 levels following implementation of the following program elements. The timeframe to reach this target will largely be dependent on the conversion of existing irrigation systems to more efficient systems.

Table 12.1: Water Conservation Program Implementation Plan

Water Conservation Measure	Recommended Action by City	Timeline	Budget	% Water Conservation Savings	Monitoring and Evaluation
Irrigation System Efficiency	- Prepare education material that illustrates the benefits of switching to more efficient irrigations systems.	2017 and ongoing	Internal costs	19% to 20%	Measure water use and compare to historical water use: - Start by measuring system use and once meters are installed measure individual properties - Provide resources to farmers on the benefit to switching to more efficient irrigation techniques when crops are replaced

Water Conservation Measure	Recommended Action by City	Timeline	Budget	% Water Conservation Savings	Monitoring and Evaluation
Meter Installation + Consumption Based Rate Structure	- Apply for grant - Proceed with the installation of meters in 2017 (grant dependant) - Update rates to reflect over use surcharges	2017 (grant dependent)	\$1,410,000	Up to 20%	Measure water use and compare to historical water use on a property by property basis
Water Metering Restrictions and Stakeholder Education program	- Use same restriction and stakeholder education program implemented in 2015 until drought management plan completed.	2017 and ongoing	Internal costs	- North System 10% to 20% - South System 5% to 10%	Measure water use and compare to historical water use: - Start by measuring system use and once meters are installed measure individual properties
Irrigation Management	- Educate customer on the benefit of developing an informed irrigation schedule (i.e soil moisture sensors and farm west irrigation calculator)	2017 and ongoing	Internal	3%-4%	Measure water use and compare to historical water use: - Start by measuring system use and once meters are installed measure individual properties



City of Penticton

WATER CONSERVATION PLAN

APPENDIX A

Irrigation Improvement Comparisons

City of Penticton Irrigation District Irrigation Improvements Comparisons

As a follow on from the earlier Penticton Irrigation Master Plan studies, Urban Systems requested a set of water demand modeling runs aimed at quantifying the water savings that could be achieved by two irrigation improvements:

- improving irrigation management practices, which reflects water lost to deep percolation through overwatering, from an *average* setting to *good*
- replacing less efficient irrigation systems for selected crops (grapes and tree fruits) with drip irrigation

This document describes the methodology used for those runs and presents the overall annual results.

Selected Parcels

In the original project, Penticton provided a list of the specific properties they wanted modeled along with the distribution systems supplying water to those parcels. Using a lookup table provided by the Ministry of Agriculture, the property identifiers were translated into the parcel keys used within the model. There were a few adjustments made to the original lists to handle duplicated or missing keys, and to add a few additional properties to the list. For this round of scenarios, the same selection criteria was implemented as was used for the final runs of the original analyses; Figure 1 below depicts the modeled areas, separated into North and South distribution systems.

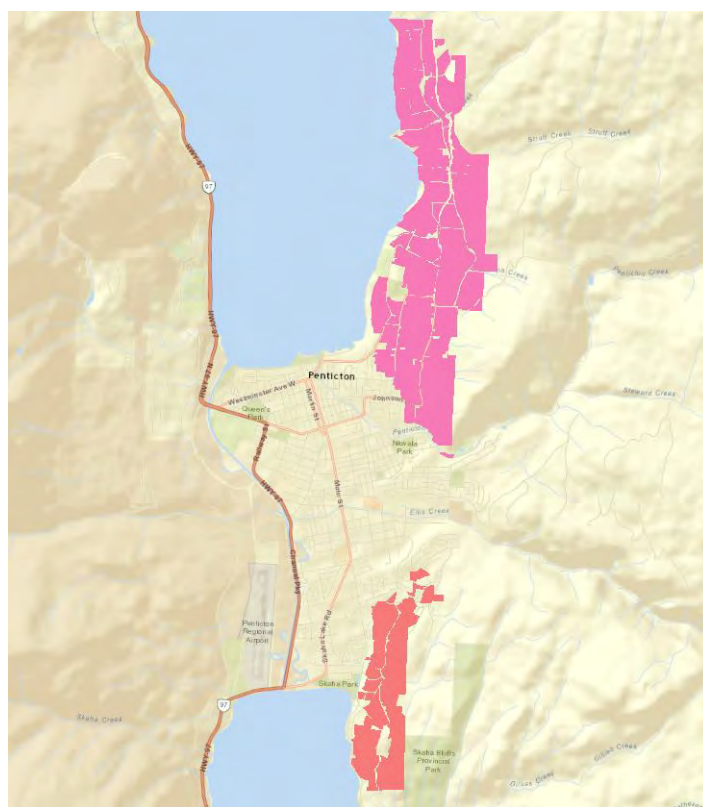


Figure 1 – selected parcels

Land Use Inventory

While there has been a new Land Use Inventory performed for the Okanagan, the data was unavailable for this analysis. The results produced here reflect the crop and irrigation systems from the original 2003 survey, the same data as was used in the earlier phase of the analysis.

Climate Data

The water demand model uses temperature and precipitation data from gridded climate datasets. For this analysis, two years were selected from the historic observations model to represent cool/wet and hot/dry growing seasons:

1997	cool/wet
2003	hot/dry

Irrigation Management Practices

The water demand model estimates water losses to deep percolation due to overwatering. These losses depend on the crop types, soil textures and irrigation system types and also on an *Irrigation Management Practices* setting (poor/average/good). For the Base Case scenario, an irrigation management practices setting of *average* was used; the management practices improvement scenarios used *good*.

Irrigation System Modifications

For the improved irrigation systems scenarios, grape and tree fruit crops were modified as follows:

- all grapes modified to *Drip* irrigation
- all *medium* and *high* density apples and cherries modified to *Drip*
- all *low* density apples and cherries modified to *Microsprinkler*, unless they were currently using drip systems
- all other fruit trees modified to *Microspray*

For the Penticton area of interest, other fruit trees consisted of

- apricot
- nectarine
- peach
- pear
- plum

The model does not currently contain density indicators for crops other than apples and cherries.

Annual Moisture Deficit

The *Annual Moisture Deficit* represents water that the farmer would add into the soil before the start of the growing season to bring it up to a fully stocked state. There's no fixed timing for that addition; some farmers add it in after the end of the previous year's growing season, before the irrigation equipment is put away, while others do so in the early spring before the new growing season starts. In summary tables that present results on a finer temporal resolution than the year, the designation 0 is used as the representative time (day, week, month) for the annual soil moisture deficit addition.

In the monthly summary tables, in other words, the *month 0* amounts are the annual soil moisture deficit volumes.

Tables

Two tables of summarized results have been delivered in MS Access and Excel formats:

penticton_irrigation_improvements_annuals - irrigation water demand summarized annually
scenario

- description of improvements over the Base Case

year

- 1997 or 2003

system

- distribution system: north or south

iwd_m3

- irrigation water demand in cubic metres

penticton_irrigation_improvements_monthlies - irrigation water demand summarized monthly
as for the annuals table, with the additional column

month

- 1-12 or 0 for the annual moisture deficit

Annual Results

Irrigation Water Demand values in cubic metres

Scenario	North System		South System	
	1997	2003	1997	2003
Base case	1227455	2808043	250067	515900
Good irrigation management	1182669	2715822	241961	500262
Average management, irrigation system modifications for fruit trees and grapes	986194	2279154	208443	425350
Good management, irrigation system modifications for fruit trees and grapes	962384	2231174	203601	416352

Agriculture Water Demand Model

Annual Summary 1 (Irrigation and Animal Use)

19/03/2016 11:38:48 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:12:22 AM	
Case Study: Penticton 2016 - base case			
Description: Base case with new climate; average irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: avg
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes:			

Overall Annual Irrigation and Animal Water Demand

Year	Water Source									Crop Irrigation Totals			Animal Use Total	Grand Total
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Water Demand (m3)	Water Demand (m3)
	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)					
1997	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311	972	1,478,494
2003	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700	972	3,324,914

Irrigation Systems not currently in use (potential demand)

Irrigation System	Water Source			Total
	Surface Water	Reclaimed	Groundwater	
	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Sprinkler	2.7	0.0	0.0	2.7
Ssovertree	0.9	0.0	0.0	0.9
Ssundertree	1.7	0.0	0.0	1.7
	5.3	0.0	0.0	5.3

Animals

Year: 1997		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972
Year: 2003		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972

Crops

by Crop Group

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)			
Apple	202.1	652,867	323	0.0	0	0	0.0	0	0	202.1	652,867	323
Berry	0.2	429	196	0.0	0	0	0.0	0	0	0.2	429	196
Cherry	51.0	219,955	431	0.0	0	0	0.0	0	0	51.0	219,955	431
Domestic Outdoor	6.5	40,320	621	0.0	0	0	0.0	0	0	6.5	40,320	621
Forage	54.4	284,427	523	0.0	0	0	0.0	0	0	54.4	284,427	523

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fruit	37.3	134,453	360	0.0	0	0	0.0	0	0	37.3	134,453	360
Grape	112.9	94,832	84	0.0	0	0	0.0	0	0	112.9	94,832	84
Greenhouse	0.5	2,235	419	0.0	0	0	0.0	0	0	0.5	2,235	419
Nursery	3.0	11,898	398	0.0	0	0	0.0	0	0	3.0	11,898	398
Recreational Turf	4.6	26,037	565	0.0	0	0	0.0	0	0	4.6	26,037	565
Vegetable	2.4	10,069	414	0.0	0	0	0.0	0	0	2.4	10,069	414
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Apple	202.1	1,519,019	752	0.0	0	0	0.0	0	0	202.1	1,519,019	752
Berry	0.2	1,352	617	0.0	0	0	0.0	0	0	0.2	1,352	617
Cherry	51.0	437,155	857	0.0	0	0	0.0	0	0	51.0	437,155	857
Domestic Outdoor	6.5	67,130	1,034	0.0	0	0	0.0	0	0	6.5	67,130	1,034
Forage	54.4	497,989	915	0.0	0	0	0.0	0	0	54.4	497,989	915
Fruit	37.3	300,873	806	0.0	0	0	0.0	0	0	37.3	300,873	806
Grape	112.9	405,088	359	0.0	0	0	0.0	0	0	112.9	405,088	359
Greenhouse	0.5	5,301	994	0.0	0	0	0.0	0	0	0.5	5,301	994
Nursery	3.0	29,199	977	0.0	0	0	0.0	0	0	3.0	29,199	977
Recreational Turf	4.6	43,179	937	0.0	0	0	0.0	0	0	4.6	43,179	937
Vegetable	2.4	17,657	727	0.0	0	0	0.0	0	0	2.4	17,657	727
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700

by Irrigation System

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	93.0	108,318	117	0.0	0	0	0.0	0	0	93.0	108,318	117
Gun	5.0	35,567	717	0.0	0	0	0.0	0	0	5.0	35,567	717
Handline	23.7	84,091	355	0.0	0	0	0.0	0	0	23.7	84,091	355
Landscapesprinkler	6.5	40,320	621	0.0	0	0	0.0	0	0	6.5	40,320	621
Microsprinkler	44.2	162,546	368	0.0	0	0	0.0	0	0	44.2	162,546	368
Sprinkler	87.1	334,380	384	0.0	0	0	0.0	0	0	87.1	334,380	384
Ssovertree	72.6	201,440	278	0.0	0	0	0.0	0	0	72.6	201,440	278
Sssprinkler	6.9	33,866	492	0.0	0	0	0.0	0	0	6.9	33,866	492
Ssundertree	136.2	476,994	350	0.0	0	0	0.0	0	0	136.2	476,994	350
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	93.0	342,399	368	0.0	0	0	0.0	0	0	93.0	342,399	368
Gun	5.0	61,523	1,240	0.0	0	0	0.0	0	0	5.0	61,523	1,240
Handline	23.7	188,734	798	0.0	0	0	0.0	0	0	23.7	188,734	798
Landscapesprinkler	6.5	67,130	1,034	0.0	0	0	0.0	0	0	6.5	67,130	1,034
Microsprinkler	44.2	342,589	775	0.0	0	0	0.0	0	0	44.2	342,589	775
Sprinkler	87.1	683,354	785	0.0	0	0	0.0	0	0	87.1	683,354	785
Ssovertree	72.6	503,557	694	0.0	0	0	0.0	0	0	72.6	503,557	694
Sssprinkler	6.9	59,676	867	0.0	0	0	0.0	0	0	6.9	59,676	867
Ssundertree	136.2	1,074,980	789	0.0	0	0	0.0	0	0	136.2	1,074,980	789
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700

by Soil Texture

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,061	618	0.0	0	0	0.0	0	0	0.2	1,061	618
Loamy Sand	2.4	10,373	434	0.0	0	0	0.0	0	0	2.4	10,373	434
Sand	0.0	14	88	0.0	0	0	0.0	0	0	0.0	14	88
Sandy Loam	102.3	333,470	326	0.0	0	0	0.0	0	0	102.3	333,470	326

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Sandy Loam (defaulted)	22.3	77,397	347	0.0	0	0	0.0	0	0	22.3	77,397	347
Silt Loam	317.4	980,940	309	0.0	0	0	0.0	0	0	317.4	980,940	309
Very Fine Sandy Loam	30.5	74,267	243	0.0	0	0	0.0	0	0	30.5	74,267	243
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,750	1,019	0.0	0	0	0.0	0	0	0.2	1,750	1,019
Loamy Sand	2.4	20,938	877	0.0	0	0	0.0	0	0	2.4	20,938	877
Sand	0.0	51	312	0.0	0	0	0.0	0	0	0.0	51	312
Sandy Loam	102.3	722,237	706	0.0	0	0	0.0	0	0	102.3	722,237	706
Sandy Loam (defaulted)	22.3	158,531	711	0.0	0	0	0.0	0	0	22.3	158,531	711
Silt Loam	317.4	2,233,680	704	0.0	0	0	0.0	0	0	317.4	2,233,680	704
Very Fine Sandy Loam	30.5	186,756	612	0.0	0	0	0.0	0	0	30.5	186,756	612
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700

by Water Purveyor

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700

by Electoral Area

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	1,227,455	300	0.0	0	0	0.0	0	0	409.8	1,227,455	300
South	65.2	250,067	383	0.0	0	0	0.0	0	0	65.2	250,067	383
	475.0	1,477,522	311	0.0	0	0	0.0	0	0	475.0	1,477,522	311

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	2,808,043	685	0.0	0	0	0.0	0	0	409.8	2,808,043	685
South	65.2	515,900	791	0.0	0	0	0.0	0	0	65.2	515,900	791
	475.0	3,323,943	700	0.0	0	0	0.0	0	0	475.0	3,323,943	700

Agriculture Water Demand Model

Annual Summary 1 (Irrigation and Animal Use)

19/03/2016 11:39:51 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:15:43 AM	
Case Study: Penticton 2016 - good irrigation practices			
Description: Base case with new climate; good irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: good
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes:			

Overall Annual Irrigation and Animal Water Demand

Year	Water Source									Crop Irrigation Totals			Animal Use Total	Grand Total
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Water Demand (m3)	Water Demand (m3)
1997	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300	972	1,425,601
2003	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677	972	3,217,055

Irrigation Systems not currently in use (potential demand)

Irrigation System	Water Source			Total
	Surface Water	Reclaimed	Groundwater	
	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Sprinkler	2.7	0.0	0.0	2.7
Ssovertree	0.9	0.0	0.0	0.9
Ssundertree	1.7	0.0	0.0	1.7
	5.3	0.0	0.0	5.3

Animals

Year: 1997		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972
Year: 2003		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972

Crops

by Crop Group

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Apple	202.1	626,847	310	0.0	0	0	0.0	0	0	202.1	626,847	310
Berry	0.2	419	191	0.0	0	0	0.0	0	0	0.2	419	191
Cherry	51.0	211,482	414	0.0	0	0	0.0	0	0	51.0	211,482	414
Domestic Outdoor	6.5	39,598	610	0.0	0	0	0.0	0	0	6.5	39,598	610
Forage	54.4	275,106	505	0.0	0	0	0.0	0	0	54.4	275,106	505

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fruit	37.3	129,387	347	0.0	0	0	0.0	0	0	37.3	129,387	347
Grape	112.9	92,379	82	0.0	0	0	0.0	0	0	112.9	92,379	82
Greenhouse	0.5	2,185	410	0.0	0	0	0.0	0	0	0.5	2,185	410
Nursery	3.0	11,623	389	0.0	0	0	0.0	0	0	3.0	11,623	389
Recreational Turf	4.6	25,758	559	0.0	0	0	0.0	0	0	4.6	25,758	559
Vegetable	2.4	9,846	405	0.0	0	0	0.0	0	0	2.4	9,846	405
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Apple	202.1	1,463,716	724	0.0	0	0	0.0	0	0	202.1	1,463,716	724
Berry	0.2	1,326	605	0.0	0	0	0.0	0	0	0.2	1,326	605
Cherry	51.0	421,425	826	0.0	0	0	0.0	0	0	51.0	421,425	826
Domestic Outdoor	6.5	65,948	1,015	0.0	0	0	0.0	0	0	6.5	65,948	1,015
Forage	54.4	482,297	886	0.0	0	0	0.0	0	0	54.4	482,297	886
Fruit	37.3	290,633	778	0.0	0	0	0.0	0	0	37.3	290,633	778
Grape	112.9	396,956	352	0.0	0	0	0.0	0	0	112.9	396,956	352
Greenhouse	0.5	5,189	973	0.0	0	0	0.0	0	0	0.5	5,189	973
Nursery	3.0	28,582	957	0.0	0	0	0.0	0	0	3.0	28,582	957
Recreational Turf	4.6	42,724	927	0.0	0	0	0.0	0	0	4.6	42,724	927
Vegetable	2.4	17,289	712	0.0	0	0	0.0	0	0	2.4	17,289	712
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677

by Irrigation System

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	93.0	105,896	114	0.0	0	0	0.0	0	0	93.0	105,896	114
Gun	5.0	34,470	695	0.0	0	0	0.0	0	0	5.0	34,470	695
Handline	23.7	80,587	341	0.0	0	0	0.0	0	0	23.7	80,587	341
Landscapesprinkler	6.5	39,598	610	0.0	0	0	0.0	0	0	6.5	39,598	610
Microsprinkler	44.2	156,556	354	0.0	0	0	0.0	0	0	44.2	156,556	354
Sprinkler	87.1	325,551	374	0.0	0	0	0.0	0	0	87.1	325,551	374
Ssovertree	72.6	192,774	266	0.0	0	0	0.0	0	0	72.6	192,774	266
Sssprinkler	6.9	32,266	469	0.0	0	0	0.0	0	0	6.9	32,266	469
Ssundertree	136.2	456,931	336	0.0	0	0	0.0	0	0	136.2	456,931	336
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	93.0	336,178	362	0.0	0	0	0.0	0	0	93.0	336,178	362
Gun	5.0	59,684	1,203	0.0	0	0	0.0	0	0	5.0	59,684	1,203
Handline	23.7	181,585	768	0.0	0	0	0.0	0	0	23.7	181,585	768
Landscapesprinkler	6.5	65,948	1,015	0.0	0	0	0.0	0	0	6.5	65,948	1,015
Microsprinkler	44.2	331,044	749	0.0	0	0	0.0	0	0	44.2	331,044	749
Sprinkler	87.1	666,505	765	0.0	0	0	0.0	0	0	87.1	666,505	765
Ssovertree	72.6	484,471	668	0.0	0	0	0.0	0	0	72.6	484,471	668
Sssprinkler	6.9	56,968	828	0.0	0	0	0.0	0	0	6.9	56,968	828
Ssundertree	136.2	1,033,702	759	0.0	0	0	0.0	0	0	136.2	1,033,702	759
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677

by Soil Texture

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,039	605	0.0	0	0	0.0	0	0	0.2	1,039	605
Loamy Sand	2.4	10,130	424	0.0	0	0	0.0	0	0	2.4	10,130	424
Sand	0.0	14	86	0.0	0	0	0.0	0	0	0.0	14	86
Sandy Loam	102.3	322,857	316	0.0	0	0	0.0	0	0	102.3	322,857	316

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Sandy Loam (defaulted)	22.3	73,808	331	0.0	0	0	0.0	0	0	22.3	73,808	331
Silt Loam	317.4	944,685	298	0.0	0	0	0.0	0	0	317.4	944,685	298
Very Fine Sandy Loam	30.5	72,097	236	0.0	0	0	0.0	0	0	30.5	72,097	236
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,713	997	0.0	0	0	0.0	0	0	0.2	1,713	997
Loamy Sand	2.4	20,467	857	0.0	0	0	0.0	0	0	2.4	20,467	857
Sand	0.0	50	306	0.0	0	0	0.0	0	0	0.0	50	306
Sandy Loam	102.3	700,325	685	0.0	0	0	0.0	0	0	102.3	700,325	685
Sandy Loam (defaulted)	22.3	151,876	681	0.0	0	0	0.0	0	0	22.3	151,876	681
Silt Loam	317.4	2,159,656	680	0.0	0	0	0.0	0	0	317.4	2,159,656	680
Very Fine Sandy Loam	30.5	181,997	597	0.0	0	0	0.0	0	0	30.5	181,997	597
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677

by Water Purveyor

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677

by Electoral Area

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	1,182,669	289	0.0	0	0	0.0	0	0	409.8	1,182,669	289
South	65.2	241,961	371	0.0	0	0	0.0	0	0	65.2	241,961	371
	475.0	1,424,630	300	0.0	0	0	0.0	0	0	475.0	1,424,630	300

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	2,715,822	663	0.0	0	0	0.0	0	0	409.8	2,715,822	663
South	65.2	500,262	767	0.0	0	0	0.0	0	0	65.2	500,262	767
	475.0	3,216,084	677	0.0	0	0	0.0	0	0	475.0	3,216,084	677

Agriculture Water Demand Model

Annual Summary 1 (Irrigation and Animal Use)

19/03/2016 11:41:31 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:14:41 AM	
Case Study: Pentiction 2016 - good irrigation practices and drip system modifications			
Description: Base case with new climate; good irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table; fruit tree and grape irrigation system modifications			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: good
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\pentiction\pentiction_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes: SET irrigld = 'Drip' WHERE cropld IN ('AppleHD','AppleMD','CherryHD','CherryMD','Grape') SET irrigld = 'Microsprinkler' WHERE cropld IN ('AppleLD','CherryLD') AND irrigld <> 'Drip' SET irrigld = 'Microspray' WHERE cropld IN ('Apricot','Nectarine','Peach','Pear','Plum') AND irrigld <> 'Drip'			

Overall Annual Irrigation and Animal Water Demand

Year	Water Source									Crop Irrigation Totals			Animal Use Total	Grand Total
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Water Demand (m3)	Water Demand (m3)
	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)					
1997	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245	972	1,166,956
2003	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557	972	2,648,498

Irrigation Systems not currently in use (potential demand)

Irrigation System	Water Source			Total
	Surface Water	Reclaimed	Groundwater	
	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Drip	0.4	0.0	0.0	0.4
Sprinkler	2.3	0.0	0.0	2.3
Ssovertree	0.9	0.0	0.0	0.9
Ssundertree	1.7	0.0	0.0	1.7
	5.3	0.0	0.0	5.3

Animals

Year: 1997		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972
Year: 2003		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972

Crops

by Crop Group

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)			
Apple	202.1	447,965	222	0.0	0	0	0.0	0	0	202.1	447,965	222
Berry	0.2	419	191	0.0	0	0	0.0	0	0	0.2	419	191

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Cherry	51.0	175,721	344	0.0	0	0	0.0	0	0	51.0	175,721	344
Domestic Outdoor	6.5	39,598	610	0.0	0	0	0.0	0	0	6.5	39,598	610
Forage	54.4	275,106	505	0.0	0	0	0.0	0	0	54.4	275,106	505
Fruit	37.3	110,326	295	0.0	0	0	0.0	0	0	37.3	110,326	295
Grape	112.9	67,438	60	0.0	0	0	0.0	0	0	112.9	67,438	60
Greenhouse	0.5	2,185	410	0.0	0	0	0.0	0	0	0.5	2,185	410
Nursery	3.0	11,623	389	0.0	0	0	0.0	0	0	3.0	11,623	389
Recreational Turf	4.6	25,758	559	0.0	0	0	0.0	0	0	4.6	25,758	559
Vegetable	2.4	9,846	405	0.0	0	0	0.0	0	0	2.4	9,846	405
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Apple	202.1	1,082,875	536	0.0	0	0	0.0	0	0	202.1	1,082,875	536
Berry	0.2	1,326	605	0.0	0	0	0.0	0	0	0.2	1,326	605
Cherry	51.0	354,565	695	0.0	0	0	0.0	0	0	51.0	354,565	695
Domestic Outdoor	6.5	65,948	1,015	0.0	0	0	0.0	0	0	6.5	65,948	1,015
Forage	54.4	482,297	886	0.0	0	0	0.0	0	0	54.4	482,297	886
Fruit	37.3	251,614	674	0.0	0	0	0.0	0	0	37.3	251,614	674
Grape	112.9	315,118	279	0.0	0	0	0.0	0	0	112.9	315,118	279
Greenhouse	0.5	5,189	973	0.0	0	0	0.0	0	0	0.5	5,189	973
Nursery	3.0	28,582	957	0.0	0	0	0.0	0	0	3.0	28,582	957
Recreational Turf	4.6	42,724	927	0.0	0	0	0.0	0	0	4.6	42,724	927
Vegetable	2.4	17,289	712	0.0	0	0	0.0	0	0	2.4	17,289	712
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557

by Irrigation System

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	338.7	623,927	184	0.0	0	0	0.0	0	0	338.7	623,927	184
Gun	5.0	34,470	695	0.0	0	0	0.0	0	0	5.0	34,470	695
Handline	3.2	15,757	486	0.0	0	0	0.0	0	0	3.2	15,757	486
Landscapesprinkler	6.5	39,598	610	0.0	0	0	0.0	0	0	6.5	39,598	610
Microspray	37.1	109,690	296	0.0	0	0	0.0	0	0	37.1	109,690	296
Microsprinkler	27.5	67,832	246	0.0	0	0	0.0	0	0	27.5	67,832	246
Sprinkler	45.0	217,973	484	0.0	0	0	0.0	0	0	45.0	217,973	484
Ssovertree	3.6	17,584	484	0.0	0	0	0.0	0	0	3.6	17,584	484
Sssprinkler	6.9	32,266	469	0.0	0	0	0.0	0	0	6.9	32,266	469
Ssundertree	1.5	6,887	463	0.0	0	0	0.0	0	0	1.5	6,887	463
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	338.7	1,582,605	467	0.0	0	0	0.0	0	0	338.7	1,582,605	467
Gun	5.0	59,684	1,203	0.0	0	0	0.0	0	0	5.0	59,684	1,203
Handline	3.2	27,643	852	0.0	0	0	0.0	0	0	3.2	27,643	852
Landscapesprinkler	6.5	65,948	1,015	0.0	0	0	0.0	0	0	6.5	65,948	1,015
Microspray	37.1	250,177	675	0.0	0	0	0.0	0	0	37.1	250,177	675
Microsprinkler	27.5	171,390	622	0.0	0	0	0.0	0	0	27.5	171,390	622
Sprinkler	45.0	390,773	869	0.0	0	0	0.0	0	0	45.0	390,773	869
Ssovertree	3.6	30,338	836	0.0	0	0	0.0	0	0	3.6	30,338	836
Sssprinkler	6.9	56,968	828	0.0	0	0	0.0	0	0	6.9	56,968	828
Ssundertree	1.5	12,001	807	0.0	0	0	0.0	0	0	1.5	12,001	807
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557

by Soil Texture

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)

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Fine Sandy Loam	0.2	1,039	605	0.0	0	0	0.0	0	0	0.2	1,039	605
Loamy Sand	2.4	8,045	337	0.0	0	0	0.0	0	0	2.4	8,045	337
Sand	0.0	14	86	0.0	0	0	0.0	0	0	0.0	14	86
Sandy Loam	102.3	278,651	273	0.0	0	0	0.0	0	0	102.3	278,651	273
Sandy Loam (defaulted)	22.3	68,743	308	0.0	0	0	0.0	0	0	22.3	68,743	308
Silt Loam	317.4	754,682	238	0.0	0	0	0.0	0	0	317.4	754,682	238
Very Fine Sandy Loam	30.5	54,811	180	0.0	0	0	0.0	0	0	30.5	54,811	180
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,713	997	0.0	0	0	0.0	0	0	0.2	1,713	997
Loamy Sand	2.4	16,019	671	0.0	0	0	0.0	0	0	2.4	16,019	671
Sand	0.0	50	306	0.0	0	0	0.0	0	0	0.0	50	306
Sandy Loam	102.3	600,805	588	0.0	0	0	0.0	0	0	102.3	600,805	588
Sandy Loam (defaulted)	22.3	138,552	621	0.0	0	0	0.0	0	0	22.3	138,552	621
Silt Loam	317.4	1,746,982	550	0.0	0	0	0.0	0	0	317.4	1,746,982	550
Very Fine Sandy Loam	30.5	143,405	470	0.0	0	0	0.0	0	0	30.5	143,405	470
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557

by Water Purveyor

Year: 1997		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557

by Electoral Area

Year: 1997		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	962,384	235	0.0	0	0	0.0	0	0	409.8	962,384	235
South	65.2	203,601	312	0.0	0	0	0.0	0	0	65.2	203,601	312
	475.0	1,165,984	245	0.0	0	0	0.0	0	0	475.0	1,165,984	245

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	2,231,174	544	0.0	0	0	0.0	0	0	409.8	2,231,174	544
South	65.2	416,352	638	0.0	0	0	0.0	0	0	65.2	416,352	638
	475.0	2,647,526	557	0.0	0	0	0.0	0	0	475.0	2,647,526	557

Agriculture Water Demand Model

Annual Summary 1 (Irrigation and Animal Use)

19/03/2016 11:40:43 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:13:42 AM	
Case Study: Penticton 2016 - drip system modifications			
Description: Base case with new climate; average irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table; fruit tree and grape irrigation system modifications			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: avg
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes: SET irrigld = 'Drip' WHERE cropld IN ('AppleHD','AppleMD','CherryHD','CherryMD','Grape') SET irrigld = 'Microsprinkler' WHERE cropld IN ('AppleLD','CherryLD') AND irrigld <> 'Drip' SET irrigld = 'Microspray' WHERE cropld IN ('Apricot','Nectarine','Peach','Pear','Plum') AND irrigld <> 'Drip'			

Overall Annual Irrigation and Animal Water Demand

Year	Water Source									Crop Irrigation Totals			Animal Use Total	Grand Total
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Water Demand (m3)	Water Demand (m3)
	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)					
1997	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251	972	1,195,608
2003	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569	972	2,705,475

Irrigation Systems not currently in use (potential demand)

Irrigation System	Water Source			Total
	Surface Water	Reclaimed	Groundwater	
	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Drip	0.4	0.0	0.0	0.4
Sprinkler	2.3	0.0	0.0	2.3
Ssovertree	0.9	0.0	0.0	0.9
Ssundertree	1.7	0.0	0.0	1.7
	5.3	0.0	0.0	5.3

Animals

Year: 1997		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972
Year: 2003		Water Demand (m3)
Animal Type		
Beef		110
Horses		861
		972

Crops

by Crop Group

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater			Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)			
Apple	202.1	457,463	226	0.0	0	0	0.0	0	0	202.1	457,463	226
Berry	0.2	429	196	0.0	0	0	0.0	0	0	0.2	429	196

Agriculture Water Demand Model - Annual Summary 1

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Cherry	51.0	179,807	352	0.0	0	0	0.0	0	0	51.0	179,807	352
Domestic Outdoor	6.5	40,320	621	0.0	0	0	0.0	0	0	6.5	40,320	621
Forage	54.4	284,427	523	0.0	0	0	0.0	0	0	54.4	284,427	523
Fruit	37.3	112,919	302	0.0	0	0	0.0	0	0	37.3	112,919	302
Grape	112.9	69,032	61	0.0	0	0	0.0	0	0	112.9	69,032	61
Greenhouse	0.5	2,235	419	0.0	0	0	0.0	0	0	0.5	2,235	419
Nursery	3.0	11,898	398	0.0	0	0	0.0	0	0	3.0	11,898	398
Recreational Turf	4.6	26,037	565	0.0	0	0	0.0	0	0	4.6	26,037	565
Vegetable	2.4	10,069	414	0.0	0	0	0.0	0	0	2.4	10,069	414
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Crop Group	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Apple	202.1	1,103,100	546	0.0	0	0	0.0	0	0	202.1	1,103,100	546
Berry	0.2	1,352	617	0.0	0	0	0.0	0	0	0.2	1,352	617
Cherry	51.0	362,184	710	0.0	0	0	0.0	0	0	51.0	362,184	710
Domestic Outdoor	6.5	67,130	1,034	0.0	0	0	0.0	0	0	6.5	67,130	1,034
Forage	54.4	497,989	915	0.0	0	0	0.0	0	0	54.4	497,989	915
Fruit	37.3	256,901	688	0.0	0	0	0.0	0	0	37.3	256,901	688
Grape	112.9	320,511	284	0.0	0	0	0.0	0	0	112.9	320,511	284
Greenhouse	0.5	5,301	994	0.0	0	0	0.0	0	0	0.5	5,301	994
Nursery	3.0	29,199	977	0.0	0	0	0.0	0	0	3.0	29,199	977
Recreational Turf	4.6	43,179	937	0.0	0	0	0.0	0	0	4.6	43,179	937
Vegetable	2.4	17,657	727	0.0	0	0	0.0	0	0	2.4	17,657	727
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569

by Irrigation System

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	338.7	637,504	188	0.0	0	0	0.0	0	0	338.7	637,504	188
Gun	5.0	35,567	717	0.0	0	0	0.0	0	0	5.0	35,567	717
Handline	3.2	16,532	509	0.0	0	0	0.0	0	0	3.2	16,532	509
Landscapesprinkler	6.5	40,320	621	0.0	0	0	0.0	0	0	6.5	40,320	621
Microspray	37.1	112,269	303	0.0	0	0	0.0	0	0	37.1	112,269	303
Microsprinkler	27.5	69,448	252	0.0	0	0	0.0	0	0	27.5	69,448	252
Sprinkler	45.0	223,495	497	0.0	0	0	0.0	0	0	45.0	223,495	497
Ssovertree	3.6	18,421	508	0.0	0	0	0.0	0	0	3.6	18,421	508
Sssprinkler	6.9	33,866	492	0.0	0	0	0.0	0	0	6.9	33,866	492
Ssundertree	1.5	7,215	485	0.0	0	0	0.0	0	0	1.5	7,215	485
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251

Year: 2003	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Irrigation System	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Drip	338.7	1,612,356	476	0.0	0	0	0.0	0	0	338.7	1,612,356	476
Gun	5.0	61,523	1,240	0.0	0	0	0.0	0	0	5.0	61,523	1,240
Handline	3.2	28,953	892	0.0	0	0	0.0	0	0	3.2	28,953	892
Landscapesprinkler	6.5	67,130	1,034	0.0	0	0	0.0	0	0	6.5	67,130	1,034
Microspray	37.1	255,435	689	0.0	0	0	0.0	0	0	37.1	255,435	689
Microsprinkler	27.5	174,905	635	0.0	0	0	0.0	0	0	27.5	174,905	635
Sprinkler	45.0	400,270	890	0.0	0	0	0.0	0	0	45.0	400,270	890
Ssovertree	3.6	31,712	874	0.0	0	0	0.0	0	0	3.6	31,712	874
Sssprinkler	6.9	59,676	867	0.0	0	0	0.0	0	0	6.9	59,676	867
Ssundertree	1.5	12,542	844	0.0	0	0	0.0	0	0	1.5	12,542	844
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569

by Soil Texture

Year: 1997	Water Source									Total		
	Surface Water			Reclaimed Water			Groundwater					
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)

Agriculture Water Demand Model - Annual Summary 1

Fine Sandy Loam	0.2	1,061	618	0.0	0	0	0.0	0	0	0.2	1,061	618
Loamy Sand	2.4	8,206	344	0.0	0	0	0.0	0	0	2.4	8,206	344
Sand	0.0	14	88	0.0	0	0	0.0	0	0	0.0	14	88
Sandy Loam	102.3	283,799	278	0.0	0	0	0.0	0	0	102.3	283,799	278
Sandy Loam (defaulted)	22.3	71,751	322	0.0	0	0	0.0	0	0	22.3	71,751	322
Silt Loam	317.4	773,699	244	0.0	0	0	0.0	0	0	317.4	773,699	244
Very Fine Sandy Loam	30.5	56,105	184	0.0	0	0	0.0	0	0	30.5	56,105	184
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Soil Texture	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
Fine Sandy Loam	0.2	1,750	1,019	0.0	0	0	0.0	0	0	0.2	1,750	1,019
Loamy Sand	2.4	16,318	683	0.0	0	0	0.0	0	0	2.4	16,318	683
Sand	0.0	51	312	0.0	0	0	0.0	0	0	0.0	51	312
Sandy Loam	102.3	611,043	598	0.0	0	0	0.0	0	0	102.3	611,043	598
Sandy Loam (defaulted)	22.3	143,933	645	0.0	0	0	0.0	0	0	22.3	143,933	645
Silt Loam	317.4	1,785,119	562	0.0	0	0	0.0	0	0	317.4	1,785,119	562
Very Fine Sandy Loam	30.5	146,290	480	0.0	0	0	0.0	0	0	30.5	146,290	480
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569

by Water Purveyor

Year: 1997		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Water Purveyor	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
City of Penticton	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569

by Electoral Area

Year: 1997		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	986,194	241	0.0	0	0	0.0	0	0	409.8	986,194	241
South	65.2	208,443	320	0.0	0	0	0.0	0	0	65.2	208,443	320
	475.0	1,194,636	251	0.0	0	0	0.0	0	0	475.0	1,194,636	251

Year: 2003		Water Source									Total	
		Surface Water			Reclaimed Water			Groundwater				
Electoral Area	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)	Irrigated Area (ha)	Irrigation Demand (m3)	Avg. Req. (mm)
North	409.8	2,279,154	556	0.0	0	0	0.0	0	0	409.8	2,279,154	556
South	65.2	425,350	652	0.0	0	0	0.0	0	0	65.2	425,350	652
	475.0	2,704,504	569	0.0	0	0	0.0	0	0	475.0	2,704,504	569

Agriculture Water Demand Model
Annual Summary 2 (Crop / Irrigation / Soil combinations)

19/03/2016 11:44:48 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan										Run Date: 19/03/2016 11:12:22 AM									
Case Study: Penticton 2016 - base case																			
Description: Base case with new climate; average irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table																			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb																			
Climate Scenario: actuals4										Year(s): 1997,2003									
Growing Season Overrides Table: used										Irrigation Season Overrides: not used					Irrigation Management Practice: avg				
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')																			
Landuse Changes:																			

Irrigation Demand (cubic metres) by Crop and Irrigation Type

Year: 1997																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	22,465									21,913						3,144		39,363		27,245					114,130
AppleLD					8,134					6,944						490				43,778					59,345
AppleMD	27,034				49,364					33,079						42,737		105,839		221,339					479,392
Apricot	650				748					1,826						502				21,459					25,185
CherryHD	11,979									83,513						9,056				54,335					158,883
CherryLD	1,719				1,238											10,793				6,112					19,862
CherryMD	4,604				2,559					5,115						9,035				19,897					41,210
Domestic								40,320																	40,320
Grape	39,867															21,631		32,665		668					94,832
Grass				35,567	16,532											172,826		18,421	33,866	7,215					284,427
Interior Greenhouse																2,235									2,235
Nectarine										2,321															2,321
Nursery																11,898									11,898
Peach					1,905					4,681						8,117		2,407		38,691					55,801
Pear					3,611					1,075						4,987		2,745		31,039					43,457
Plum										2,078						394				5,217					7,689
Raspberry																429									429
TurfPark																26,037									26,037
Vegetable																10,069									10,069
	108,318			35,567	84,091			40,320		162,546						334,380		201,440	33,866	476,994					1,477,522

Year: 2003																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total

Agriculture Water Demand Model - Annual Summary 2 (Crop / Irrigation / Soil combinations)

Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	49,428									47,380						6,648		84,284		59,922					247,662
AppleLD					21,554					17,142						1,259				112,200					152,156
AppleMD	66,049				115,789					78,148						97,942		247,767		513,506					1,119,200
Apricot	1,466				1,595					3,749						1,033				45,980					53,824
CherryHD	23,222									162,685						17,222				104,467					307,596
CherryLD	4,447				2,714											24,067				13,435					44,663
CherryMD	9,867				5,170					10,807						18,092				40,959					84,895
Domestic								67,130																	67,130
Grape	187,920															86,542		127,929		2,697					405,088
Grass				61,523	28,953											303,582		31,712	59,676	12,542					497,989
Interior Greenhouse																5,301									5,301
Nectarine										5,298															5,298
Nursery																29,199									29,199
Peach					3,971					10,056						17,259		5,286		81,572					118,144
Pear					8,987					2,722						12,177		6,579		76,434					106,900
Plum										4,601						840				11,265					16,707
Raspberry																1,352									1,352
TurfPark																43,179									43,179
Vegetable																17,657									17,657
	342,399			61,523	188,734			67,130		342,589						683,354		503,557	59,676	1,074,980					3,323,943

Agriculture Water Demand Model
Annual Summary 2 (Crop / Irrigation / Soil combinations)

19/03/2016 11:43:21 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan										Run Date: 19/03/2016 11:15:43 AM									
Case Study: Penticton 2016 - good irrigation practices																			
Description: Base case with new climate; good irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table																			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb																			
Climate Scenario: actuals4										Year(s): 1997,2003									
Growing Season Overrides Table: used										Irrigation Season Overrides: not used					Irrigation Management Practice: good				
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')																			
Landuse Changes:																			

Irrigation Demand (cubic metres) by Crop and Irrigation Type

Year: 1997																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertree	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	21,943									21,070						3,074		37,571		26,022					109,680
AppleLD					7,945					6,782						478				42,674					57,880
AppleMD	26,497				47,120					32,310						41,027		101,028		211,305					459,287
Apricot	635				714					1,743						479				20,484					24,055
CherryHD	11,700									79,766						8,855				51,950					152,272
CherryLD	1,679				1,211											10,777				5,881					19,548
CherryMD	4,497				2,490					4,996						8,687				18,992					39,663
Domestic								39,598																	39,598
Grape	38,943															21,160		31,625		652					92,379
Grass				34,470	15,757											168,141		17,584	32,266	6,887					275,106
Interior Greenhouse																2,185									2,185
Nectarine										2,267															2,267
Nursery																11,623									11,623
Peach					1,824					4,541						7,785		2,298		36,902					53,350
Pear					3,527					1,050						4,871		2,669		30,202					42,320
Plum										2,030						385				4,980					7,395
Raspberry																419									419
TurfPark																25,758									25,758
Vegetable																9,846									9,846
	105,896			34,470	80,587			39,598		156,556						325,551		192,774	32,266	456,931					1,424,630

Year: 2003																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total

Agriculture Water Demand Model - Annual Summary 2 (Crop / Irrigation / Soil combinations)

Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	48,357									45,653						6,508		80,625		57,363					238,507
AppleLD					21,121					16,798						1,234				109,741					148,894
AppleMD	64,904				110,984					76,517						94,345		237,409		492,156					1,076,315
Apricot	1,437				1,528					3,588						990				44,038					51,581
CherryHD	22,715									155,770						16,857				100,079					295,422
CherryLD	4,364				2,658											24,036				12,974					44,031
CherryMD	9,667				5,036					10,579						17,444				39,245					81,972
Domestic								65,948																	65,948
Grape	184,733															84,961		124,616		2,645					396,956
Grass				59,684	27,643											295,664		30,338	56,968	12,001					482,297
Interior Greenhouse																5,189									5,189
Nectarine										5,186															5,186
Nursery																28,582									28,582
Peach					3,809					9,779						16,602		5,064		78,030					113,285
Pear					8,806					2,669						11,932		6,419		74,635					104,460
Plum										4,504						823				10,794					16,121
Raspberry																1,326									1,326
TurfPark																42,724									42,724
Vegetable																17,289									17,289
	336,178			59,684	181,585			65,948		331,044						666,505		484,471	56,968	1,033,702					3,216,084

Agriculture Water Demand Model
Annual Summary 2 (Crop / Irrigation / Soil combinations)

19/03/2016 11:45:31 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:14:41 AM	
Case Study: Penticton 2016 - good irrigation practices and drip system modifications			
Description: Base case with new climate; good irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table; fruit tree and grape irrigation system modifications			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: good
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN 'd:\penticton\penticton_parcel_20090828.mdb' WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes: SET irrigld = 'Drip' WHERE cropld IN ('AppleHD','AppleMD','CherryHD','CherryMD','Grape') SET irrigld = 'Microsprinkler' WHERE cropld IN ('AppleLD','CherryLD') AND irrigld <> 'Drip' SET irrigld = 'Microspray' WHERE cropld IN ('Apricot','Nectarine','Peach','Pear','Plum') AND irrigld <> 'Drip'			

Irrigation Demand (cubic metres) by Crop and Irrigation Type

Year: 1997																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	92,537																								92,537
AppleLD										52,489															52,489
AppleMD	302,940																								302,940
Apricot	635								20,099																20,734
CherryHD	131,492																								131,492
CherryLD	1,679									15,344															17,023
CherryMD	27,206																								27,206
Domestic								39,598																	39,598
Grape	67,438																								67,438
Grass				34,470	15,757											168,141		17,584	32,266	6,887					275,106
Interior Greenhouse																2,185									2,185
Nectarine									2,113																2,113
Nursery																11,623									11,623
Peach									45,779																45,779
Pear									35,287																35,287
Plum									6,413																6,413
Raspberry																419									419
TurfPark																25,758									25,758
Vegetable																9,846									9,846
	623,927			34,470	15,757			39,598	109,690	67,832						217,973		17,584	32,266	6,887					1,165,984

Year: 2003

Agriculture Water Demand Model - Annual Summary 2 (Crop / Irrigation / Soil combinations)

Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	203,267																								203,267
AppleLD										136,810															136,810
AppleMD	742,798																								742,798
Apricot	1,437								43,533																44,970
CherryHD	257,194																								257,194
CherryLD	4,364									34,580															38,944
CherryMD	58,427																								58,427
Domestic								65,948																	65,948
Grape	315,118																								315,118
Grass				59,684	27,643											295,664		30,338	56,968	12,001					482,297
Interior Greenhouse																5,189									5,189
Nectarine									4,866																4,866
Nursery																28,582									28,582
Peach									98,246																98,246
Pear									89,365																89,365
Plum									14,166																14,166
Raspberry																1,326									1,326
TurfPark																42,724									42,724
Vegetable																17,289									17,289
	1,582,605			59,684	27,643			65,948	250,177	171,390						390,773		30,338	56,968	12,001					2,647,526

Agriculture Water Demand Model
Annual Summary 2 (Crop / Irrigation / Soil combinations)

19/03/2016 11:43:48 AM

Modeling Parameters

model version 2016.03.17

Modeling area: Okanagan		Run Date: 19/03/2016 11:13:42 AM	
Case Study: Penticton 2016 - drip system modifications			
Description: Base case with new climate; average irrigation management; current (2003?) Land Use; property selection using 20090828 parcels table; fruit tree and grape irrigation system modifications			
Source: D:\iwd_model\okanagan\IWDM Original Source.mdb			
Climate Scenario: actuals4		Year(s): 1997,2003	
Growing Season Overrides Table: used		Irrigation Season Overrides: not used	Irrigation Management Practice: avg
Selection Criteria: val(cadastreld) IN (SELECT mallotslnk FROM selected_parcel IN ('d:\penticton\penticton_parcel_20090828.mdb') WHERE fut_dev IS NULL OR fut_dev = 'N-Add2Ex')			
Landuse Changes: SET irrigld = 'Drip' WHERE cropld IN ('AppleHD','AppleMD','CherryHD','CherryMD','Grape') SET irrigld = 'Microsprinkler' WHERE cropld IN ('AppleLD','CherryLD') AND irrigld <> 'Drip' SET irrigld = 'Microspray' WHERE cropld IN ('Apricot','Nectarine','Peach','Pear','Plum') AND irrigld <> 'Drip'			

Irrigation Demand (cubic metres) by Crop and Irrigation Type

Year: 1997																									
Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	94,720																								94,720
AppleLD										53,739															53,739
AppleMD	309,005																								309,005
Apricot	650								20,570																21,220
CherryHD	134,597																								134,597
CherryLD	1,719									15,709															17,428
CherryMD	27,782																								27,782
Domestic								40,320																	40,320
Grape	69,032																								69,032
Grass				35,567	16,532											172,826		18,421	33,866	7,215					284,427
Interior Greenhouse																2,235									2,235
Nectarine									2,163																2,163
Nursery																11,898									11,898
Peach									46,844																46,844
Pear									36,127																36,127
Plum									6,565																6,565
Raspberry																429									429
TurfPark																26,037									26,037
Vegetable																10,069									10,069
	637,504			35,567	16,532			40,320	112,269	69,448						223,495		18,421	33,866	7,215					1,194,636
Year: 2003																									

Agriculture Water Demand Model - Annual Summary 2 (Crop / Irrigation / Soil combinations)

Subbasin: all subbasins																									
Crop	Drip	Flood	Golf Sprinkler	Gun	Handline	Landscape Drip	Landscape Spray	Landscape Sprinkler	Microspray	Micro Sprinkler	Overtree Drip	Overtree Micro	Pivot	PivotLP	SDI	Sprinkler	Ssgun	Ssovertree	Sssprinkler	Ssundertre	Subirrig	Travgun	Wheelline	Unknown (Blank)	Total
AppleHD	207,755																								207,755
AppleLD										139,589															139,589
AppleMD	755,755																								755,755
Apricot	1,466								44,469																45,936
CherryHD	262,908																								262,908
CherryLD	4,447									35,316															39,762
CherryMD	59,514																								59,514
Domestic								67,130																	67,130
Grape	320,511																								320,511
Grass				61,523	28,953											303,582		31,712	59,676	12,542					497,989
Interior Greenhouse																5,301									5,301
Nectarine									4,970																4,970
Nursery																29,199									29,199
Peach									100,357																100,357
Pear									91,169																91,169
Plum									14,469																14,469
Raspberry																1,352									1,352
TurfPark																43,179									43,179
Vegetable																17,657									17,657
	1,612,356			61,523	28,953			67,130	255,435	174,905						400,270		31,712	59,676	12,542					2,704,504

Council Report



Date: April 18, 2016
To: Eric Sorensen, Chief Administrative Officer
From: Amber Coates, Revenue Supervisor
Subject: Tax Rates Bylaw No. 2016-19

File No:

Staff Recommendation

THAT Council read for the first, second and third time the Tax Rates Bylaw No.2016-19 establishing property taxation rates for the 2016 tax year for the City of Penticton.

Background and analysis

Pursuant to Section 197 of the *Community Charter*, annual property tax rates must be adopted by Bylaw prior to May 15. The property tax rates are prepared after the adoption of the City's Financial Plan.

RESIDENTIAL assessment roll totals for taxation purposes are provided by the BC Assessment Authority and for 2016 those roll totals have increased 6.23% over 2015. Across all property classes there has been an overall increase in assessed values of 5.60%.

Expressed in tabular format, the 2016 assessed values across ALL property classes within the City for the purpose of the general municipal levy have changed as follows:

Property Class	2015 Assessments	2016 Assessments	Change
1 Residential	\$4,476,919,390	\$4,755,766,704	6.23%
2 Utilities	\$17,845,247	\$17,379,130	-2.61%
3 Supportive Housing	\$8	\$8	0.00%
5 Light Industry	\$77,786,500	\$85,634,300	10.09%
6 Business & Other	\$892,367,505	\$913,569,380	2.38%
8 Recreation/Non-Profit	\$10,465,600	\$9,966,600	-4.77%
9 Farm	\$4,452,552	\$4,432,559	-0.45%
Total:	\$5,479,836,802	\$5,786,748,681	5.60%

The tax rates for the City are presented in Schedule A to the Tax Rates Bylaw No.2016-19 where, applied and calculated-through against the applicable rolls, will result in total general municipal taxes collected for 2016 of \$28,368,201 (2015 - \$26,355,465). The apparent levy increase amount in excess of the 5.5% increase

approved by Council as part of the Financial Plan includes the result of regular non-market changes resulting from:

- new construction;
- property class changes;
- exemption changes;
- new development or “size” changes to land – including subdivisions, land assemblies and consolidations; and
- increases or decreases for density and resulting property value.

In addition to regular non-market changes, in 2015 BC Assessment undertook a Desktop Review of the City of Penticton. Between 2009 and 2010, BC Assessment piloted an innovative way to capture and update property data by integrating their property inventory data system with high-resolution imagery and street-front photos. The tax levy impact of the non-market “organic” growth was included as an estimate in the 2016 Financial Plan prior to the determination of any changes to the municipal tax rates.

Description	Total general municipal tax levies	Residential municipal tax levy
2015 general municipal levy on 2015 properties	\$26,355,465	\$19,205,227
2016 approved 5.5% increase in general municipal levy	\$1,449,551	\$1,056,287
2016 general municipal levy on 2015 properties	\$27,805,016	\$20,261,514
2016 general municipal levy on non-market changes	\$563,185	\$383,084
Business/Residential multiplier reallocation		\$180,101
Anticipated general municipal levy	\$28,368,201	\$20,933,445

In accordance with rate class multipliers approved by Council resolution in open session March 21 2016, the distribution of the tax burden for the City for 2016 is presented as follows:

Property Class	2016 Assessment Values by Class	Percentage of Total Assessment	2016 General Municipal Levies	Distribution of 2016 General Municipal Levies	2016 Municipal Ratio Resolution 138/2016
1 Residential	\$4,755,766,704	82.18%	\$20,933,445	73.79%	1.00
2 Utilities	\$17,379,130	0.30%	\$382,488	1.35%	5.00
3 Supportive Housing	\$8	0.00%	\$0	0.00%	1.00
5 Light Industry	\$85,634,300	1.48%	\$595,559	2.10%	1.58
6 Business & Other	\$913,569,380	15.79%	\$6,353,584	22.40%	1.58
8 Recreation/Non-Profit	\$9,966,600	0.17%	\$59,224	0.21%	1.35
9 Farm	\$4,432,559	0.08%	\$43,899	0.15%	2.25
Total:	\$5,786,748,681	100.00%	\$28,368,201	100.00%	

The following summary shows the level of property taxation based on an average residential property assessed at \$324,438 for 2015 and at \$343,625 for 2016.

Average Residential Levies	2015 (\$324,438)	2016 (\$343,625)	Percentage Increase/Decrease 2015 to 2016
Average municipal residential levy	\$1,392	\$1,513	
Average municipal sewer levy	\$75	\$65	
RDOS - General	\$63	\$53	
RDOS - SIR	\$9	\$17	
RDOS - 911 & Mosquito	\$10	\$22	
Regional Hospital	\$103	\$109	
Total:	\$1,652	\$1,778	7.65%

** 2016 School and BC Assessment Rates not forming part of the 2016 tax rate bylaw were not available at time of calculation*

The following summary shows the level of property taxation based on an average business property assessed at \$1,001,535 in 2015 and \$1,035,793 in 2016.

Average Business Levies	2015 (\$1,001,535)	2016 (\$1,035,793)	Percentage Increase/Decrease 2015 to 2016
Average municipal business levy	\$7,113	\$7,204	
Average municipal sewer levy	\$284	\$308	
RDOS - General	\$279	\$392	
RDOS - SIR	\$50	\$123	
RDOS - 911 & Mosquito	\$53	\$162	
Regional Hospital	\$745	\$807	
Total:	\$8,524	\$8,997	5.54%

** 2016 School and BC Assessment Rates not forming part of the 2016 tax rate bylaw were not available at time of calculation*

Attachments

Attachment A – Bylaw 2016-19

Respectfully submitted,
Amber Coates, Revenue Supervisor
Approvals

CFO 	ACAO 
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The Corporation of the City of Penticton

Bylaw No. 2016-19

A Bylaw for the levying of property tax rates for the year 2016

WHEREAS pursuant to the *Community Charter*, Council is empowered to impose property value taxes by establishing tax rates within the City of Penticton;

AND WHEREAS it is deemed expedient to establish tax rates for the municipal revenue proposed to be raised from property value taxes and the amounts to be collected by means of rates established to meet the City's taxing obligation in relation to another local government or other public body;

NOW THEREFORE the Council of The Corporation of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Tax Rates Bylaw No. 2016-19".
2. The following rates are hereby imposed and levied for the year 2016.
 - 2.1 For lawful general purposes of the municipality on the value of land and improvements taxable for general Municipal purposes, rates appearing on Column "A" of the Schedule 'A' attached hereto and forming part hereof;
 - 2.2 For hospital purposes on the value of land and improvements taxable for Regional Hospital District purposes, rates appearing in Column "B" of the Schedule 'A' attached hereto and forming a part hereof;
 - 2.3 For purposes of the Regional District of Okanagan-Similkameen on the value of land and improvements taxable for Regional Hospital District purposes, rates appearing in Column "C" of the Schedule 'A' attached hereto and forming a part hereof;
 - 2.4 For purposes of the Regional District of Okanagan-Similkameen 9-1-1 Emergency Telephone Service and Mosquito Control, on the assessed value of improvements taxable for Regional Hospital District purposes, rates appearing in Column "D" of the Schedule 'A' attached and forming a part thereof;
 - 2.5 For purposes of Regional District of Okanagan-Similkameen Sterile Insect Release Program, on the assessed value of land taxable for Regional Hospital District purposes, rates appearing in Column "E" of the Schedule 'A' attached and forming a part hereof.

3. There shall be prepared, pursuant to the provisions of the Irrigation, Sewer and Water Bylaw 2005-02, a Special Assessment Roll (hereinafter referred to as "The Special Assessment Roll") covering lands and improvements thereon in the Sanitary Sewer Area created by Schedule "G" of Irrigation, Sewer and Water Bylaw 2005-02 as amended.
4. There shall be settled, imposed, levied and collected off and from all lands and improvements assessed and described on the Special Sewerage Assessment Roll of The Corporation of the City of Penticton for the year 2016 as follows:

For sanitary sewer system debt purposes on the value of the said land and improvements taxable for general Municipal purposes within the limits of the sewerage district, rates appearing in Column "F" of the Schedule 'A' attached and forming a part hereof.

5. There shall be added to the current year's taxes unpaid on each parcel of land and improvements upon the Collector's Roll the 29th day of July, 2016, ten percent (10%) of the amount thereof, which shall from the 30th day of July, 2016, be deemed to be the amount of the current year's taxes unpaid upon such lands and improvements and the date upon which such percentage shall be added as provided by the said *Community Charter* shall be and the same is hereby set accordingly.

READ A FIRST time this	day of	April, 2016
READ A SECOND time this	day of	April, 2016
READ A THIRD time this	day of	April, 2016
ADOPTED this	day of	May, 2016

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

The Corporation of The City of Penticton

Schedule 'A'

Tax Rates (dollars of tax per \$1,000 taxable assessment)

2016	A	B	C	D	E	F
Property Class	General Municipal	Regional Hospital District	RDOS	RDOS 911 Emergency Telephone Service & Mosquito Control	RDOS Sterile Insect Release Program	Sanitary Sewer Debt
1 Residential	4.4017	0.3182	0.1545	0.0640	0.0483	0.1884
2 Utilities	22.0085	1.1136	0.5408	0.2240	0.1691	0.9422
3 Supportive Housing	4.4017	0.3182	0.1545	0.0640	0.0483	0.1884
4 Major Industry	6.9547	1.0818	0.5253	0.2176	0.1643	0.2977
5 Light Industry	6.9547	1.0818	0.5253	0.2176	0.1643	0.2977
6 Business & Other	6.9547	0.7795	0.3786	0.1568	0.1184	0.2977
7 Managed Forest Land	6.9547	0.9545	0.4635	0.1920	0.1449	0.2977
8 Recreation/Non-Profit	5.9423	0.3182	0.1545	0.0640	0.0483	0.2544
9 Farm	9.9038	0.3182	0.1545	0.0640	0.0483	0.4240

Council Report

penticton.ca

Date: April 18, 2016
To: Eric Sorensen, Chief Administrative Officer
From: Lindsey Fraser, Planner I
Address: 481 Nelson Avenue
Subject: **Zoning Amendment Bylaw No.2016-20**

File No: RZ PL2016-7621

Staff Recommendation

WHEREAS Council considers the subject parcel can accommodate the intended use of duplex housing;

THEREFORE Council directs that Zoning Amendment Bylaw No. 2016-20, a bylaw to amend Zoning Bylaw 2011-23 for Lot 76, District Lot 250, Similkameen Division Yale District, Plan 845, located at 481 Nelson Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the May 2, 2016 Public Hearing.

Strategic Priority Objective

N/A

Background

The subject property (Attachment 'A') is zoned R2 (Small Lot Residential) and is designated in the City's Official Community Plan as 'MR' (Medium Density Residential). The area is characterized by predominantly older, single family houses, although there has been duplex development in the vicinity of the site. There are also several low rise apartment buildings on Edmonton Avenue, one street to the north. Directly behind the property (north) lies Kiwanis Park.

The OCP designation of 'MR' suggests that the area was originally envisaged to continue the trend of low rise apartment buildings with smaller properties being amalgamated to support larger development parcels. However, the properties in the area have generally stayed as single-ownership parcels. As such, the area has the potential for more infill styles of developments such as duplexes. Although the OCP may have been orienting the area to more dense forms of development, duplexes are also supported.

Proposal

The applicant is requesting that the subject property be rezoned from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). No variance applications or development permit application are necessary.

Financial Implication N/A

Technical Review

This application was reviewed by the City's Technical Planning Committee; no significant issues arose in the process. Basic engineering requirements, common to new construction, will be needed, such as a new water service and meters. If the application for rezoning is successful, the applicant will have to show conformity to the requirements of the BC Building Code prior to building permit approval.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

Item	Requirement RD2 Zone	Provided on Plans
Minimum Lot Width:	13 m	9.4 m*
Minimum Lot Area:	390 m ²	351 m ² *
Maximum Lot Coverage:	40 %	38 %
Maximum Density:	0.95 FAR	0.77 FAR
Vehicle Parking:	2 spaces	3 spaces
Required Setbacks Front yard (Churchill Avenue): Side yard (east): Side yard (west): Rear yard (lane):	4.5m 1.5m 1.5m 6.0m	5.0m 1.5m 1.5m 11.0m
Maximum Building Height:	10.5m	7.0m
Other Information:	* Legal authority provides that the rezoning does not require minimum parcel sizes if, in the eyes of Council, the subject parcel can accommodate the intended use, as is the case in this instance. - The property is in the General Multiple Family Development Permit Area, but does not require a development permit (see analysis, below).	

Analysis

Support Zoning Amendment

Nelson Avenue is an established neighbourhood, generally supporting small, older single-family homes. Some of these homes, including the one slated for demolition on the subject property, are in a state of disrepair and suggest the area could benefit from new development and renewed investment.

The OCP, when it was written in 2002, envisages that this neighbourhood would develop in a way, similar to how the western portion of Edmonton Avenue has developed; that is, with low-rise apartment, multi-plexes, townhomes and similar forms of multi-residential development. This type of development relies on private investors acquiring multiple small properties which has not happened on Nelson Avenue. Duplexes,

especially of a front-to-back variety, are a reasonable compromise. This form of development better utilizes the compact lots, while increasing density and improving the area's character and street presentation.

When redeveloping in established areas, the OCP provides guidelines on the development of neighbourhoods and the need for continuity (*OCP, p.158ff*) through building design. In the case of this development, the applicant has created a simple, but attractive peaked roof structure with large windows to the street. The building has sufficient architectural design which 'breaks-up' the large structure so as to make it appear smaller and fit better within the neighbourhood.

Typically, duplex construction triggers the need for a development permit. However, this duplex is within the 'General Multiple Family Development Permit Area' of the OCP. Section 6.1 of the OCP provides exemptions from Development Permit requirement. For duplexes, this exemption extends to developments where all parking is from the rear (lane). Thus, the applicant will be able to move to building permit stage if the rezoning application proves successful.

Given the property's location, the direction the OCP envisages, and the applicant's compliance with the intent of the OCP, the Planning Department supports this application. It is recommended that Council support first reading of this bylaw amendment and advance the application to public hearing.

Deny

Council may consider that duplex style development is not appropriate for the lot. If this is the case, Council should deny the first reading of the zoning amendment bylaw.

Alternate recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No.2016-20" and refer the application back to staff to work with the applicant.

Attachments

- Attachment A: Subject property location map
- Attachment B: Zoning & OCP maps of neighbourhood
- Attachment C: Images of subject property
- Attachment D: Proposed site plan and elevation drawings
- Attachment E: Letter of intent
- Attachment F: Zoning Amendment Bylaw No.2016-20

Respectfully submitted,

Lindsey Fraser

Planner I

Approvals

Director JGH	ACAO MM
---------------------	----------------

Attachment A – Subject Property Location Map



Figure 1: 481 Nelson Avenue highlighted in blue

Attachment B – Zoning & OCP Maps of Neighbourhood



Figure 2: Subject property zoned R2



Figure 3: Subject property has 'MR' (Medium Density) OCP designation

Attachment C – Images of Subject Property

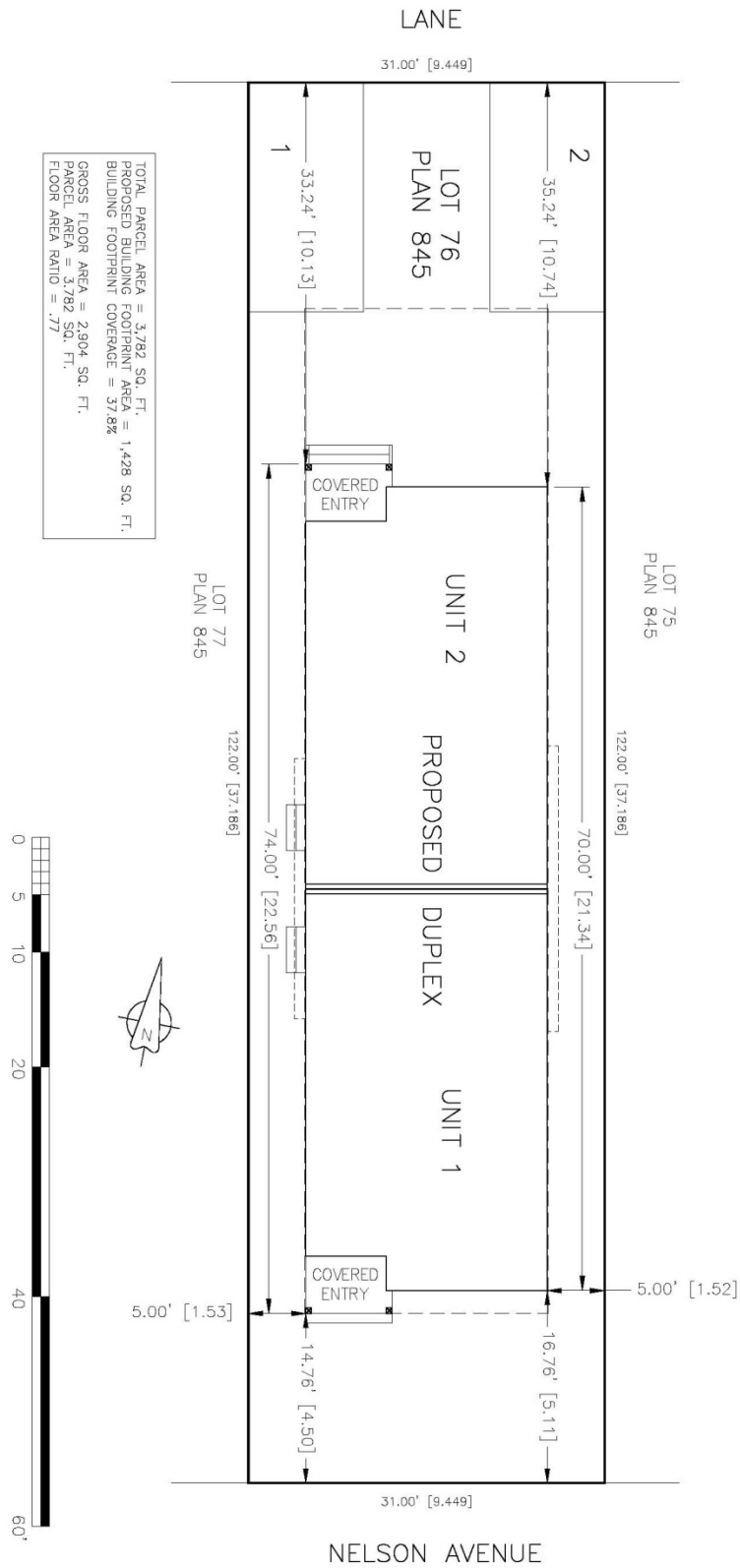


Figure 4: Looking north at 481 Nelson Avenue



Figure 5: Looking south from lane at 481 Nelson Avenue

Attachment D – Proposed Site Plan and Elevation Drawings





Attachment E – Letter of Intent



Brentview Estates Ltd.
Brentview Developments Ltd.
Suite 232, 113-437 Martin Street
Penticton, BC V2A 5L1
Email: rod@brentview.ca
Website: www.brentview.ca
Phone (250) 490-1119

Feb 29, 2016

City of Penticton

RE: 481 Nelson Ave.

Plans have been submitted to develop this property, which we are asking for your support and approval.

In designing these plans, the following things were considered.

The surrounding neighborhood is currently a mix of multi family and single family residential. We wanted to maintain this look and feel for our proposed development. We feel that we have retained a good mix of both and feel that this proposed development is a great fit to the neighborhood.

A varied design for the streetscape has been created, while retaining a current design theme. The street appearance provides for a variation of color and shape, which compliments the neighborhood. It was important to us to provide a single family look while still achieving the multi-family density.

Each unit has its own parking space, as well as space for their guests to park within the property, so as not to create a 'parking lot' effect, and to further load the on-street parking.

The current home on the property is not habitable and has not had anyone living in it for years. It does not meet current safety standards.

We are proposing to add density in an area that according to the OCP, the City wants density. We are in compliance with the current OCP with our application.

We believe strongly that our proposed duplex will be a huge upgrade to the neighborhood from the existing home.

Based on the above we ask that your approval be given for this project.

Thank You


Sincerely Yours
Rod Ferguson



Bylaw No. 2016-20

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2016-20".

2. **Amendment:**

2.1 Zoning Bylaw 2011-23 is hereby amended as follows:

Rezone Lot 76, District Lot 250, Similkameen Division Yale District, Plan 845, located at 481 Nelson Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	day of	, 2016
A PUBLIC HEARING was held this	day of	, 2016
READ A SECOND time this	day of	, 2016
READ A THIRD time this	day of	, 2016
ADOPTED this	day of	, 2016

Notice of intention to proceed with this bylaw was published on the ___ day of ___, 2016 and the ___ day of ___, 2016 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

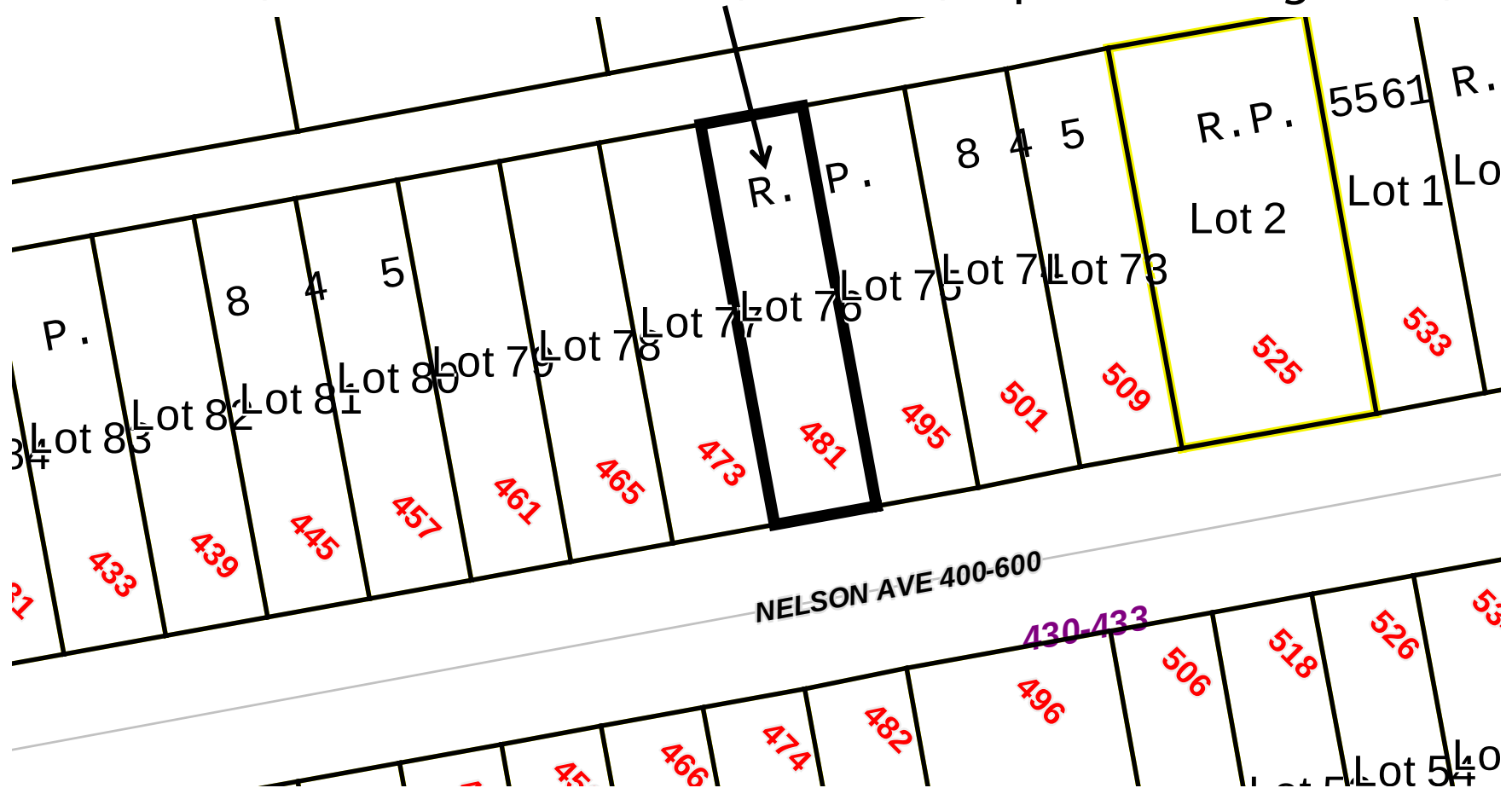
Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 481 Nelson Avenue

- 141 -

From R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2016-20

Date: _____

Corporate Officer: _____

Council Report

penticton.ca

Date: April 18, 2016
To: Eric Sorensen, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 784 Argyle Street
Subject: OCP Amendment Bylaw No. 2016-14
Zoning Amendment Bylaw No. 2016-15

File Nos: OCP PL 7552 & RZ PL7551

Staff Recommendation

OCP

THAT prior to consideration of the bylaw and in accordance with Section 475 of *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies.

AND THAT it is determined that the Public Hearing is sufficient consultation;

AND THAT "OCP Amendment Bylaw No. 2016-14", being a bylaw to amend "OCP Bylaw No. 2002-20" changing the OCP designation on Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street, shown as Attachment 'B' of this report, from LR (Low Density Residential) to MR (Medium Density Residential); and to be included in Development Permit Area Schedule 'H' of the Official Community Plan Bylaw 2002-20 be introduced, given first reading and be forwarded to the May 2, 2016 Public Hearing.

Rezone

THAT Zoning Amendment Bylaw No. 2016-15, a bylaw to amend Zoning Bylaw 2011-23 on Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street, from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the May 2, 2016 Public Hearing;

AND THAT prior to adoption of the bylaw, a road dedication of 1.1 m along the Argyle Street frontage be registered with the land title office.

Strategic priority objective

N/A

Background

The subject property (Attachment 'A') is designated by the Official Community Plan (OCP) as LR (Low Density Residential) and is currently zoned RD1 (Duplex Housing). Photos of the site are included as Attachment 'D'. The site extends to 2,019m² (0.499 acre) and currently features a single detached dwelling and accessory building. These will be removed from the property. The property is bordered by single detached dwellings to the West, North and South and by an apartment building to the East. Most of the properties along Argyle Street are designated Low Density Residential by the City's Official Community Plan. The areas to the East (Winnipeg Street) and to the South (Scott Avenue) are in a state of transition and designated for medium density residential.

The property owners are looking to develop a strata, multi-family project comprising 4 side by side duplexes (Attachment 'F'), with each unit having an approximate floor area of 265 m² (2,856 sq.ft).

Proposal

The applicant is proposing the following amendments to the Official Community Plan Bylaw 2002-20:

- ☐ 'Schedule B: Future Land Use Map' to change the OCP designation of the site (as identified on Attachment 'H' of this report) from LR (Low Density Residential) to MR (Medium Density Residential).

The applicant is requesting that the subject property be rezoned from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing), as identified in Zoning Bylaw 2011-23

Project Specifications

The following table outlines the proposed development statistics on the plans submitted with the application:

Item	Requirement RM2 Zone	Provided on Plans
Maximum Lot Coverage:	40 %	35.2%
Minimum Lot Width	18m	23m
Minimum Lot Area	670m ²	2,019m ² *
Maximum Density:	0.75 FAR	0.53 FAR
Vehicle Parking:	1 space per unit (8 spaces)	16 spaces 4 visitors stalls
Required Setbacks		
Principal Building		
Front yard	3m	6m
Rear yard	6m	6m
Interior Side yard	3m	3m

Maximum Building Height:	12m	7.7m
Other Information:	• Property is not in a Development Permit Area • * Legal authority provides that the rezoning does not require minimum parcel sizes if, in the eyes of Council, the subject parcel can accommodate the intended use, as is the case in this instance.	

Development Engineering Review

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments. Road widening is suggested as part of this application. Prior to approval of the rezoning, staff recommend a 1.1m dedication along Argyle Street frontage to achieve a future 20m right-of-way. The road widening on Argyle Street would allow for the provision of sidewalks. The applicant has been notified of the requirements. Typically, the City pays the legal and survey costs for the road widening acquired as part of a rezoning. Usual frontage upgrade and servicing requirements have been identified and will be included in the Building Permit application. These items have been communicated to the applicant.

Financial implication

The City will incur some legal and survey costs with the transfer of the road dedication, as required for this development to provide for the installation of sidewalks.

Analysis

Support OCP and Zoning amendment

The subject property is designated Low Density Residential under OCP Bylaw 2002-20. The OCP provides a list of criteria when considering re-designating areas to Medium Density Residential. The guidelines and staff's comments are as follows:

The city will support rezoning to higher densities:

- *On a parcel where the proposed development will be compatible in character and scale with the adjoining uses:*

The character of the neighborhood will not significantly change as this is an area that has seen development recently in and around Winnipeg Street and Scott Avenue. The neighbourhood that the subject property is located in features a mix of residential development, including low-rise apartment buildings, duplexes and houses.

- *Where separation can be achieved through adequate setback distances and buffers from existing or planned lower density housing;*

The developer has presented a design with aesthetic appeal. The buildings have been set to accommodate a 7m wide driveway. Landscape buffer will be required along the south and north side of the property to include 1 tree every 10 linear metres and 1 shrub for every linear metre. The proposal adds to the already diverse range of housing, types, tenures and densities of this area.

- *Near parks, commercial activities or public/institutional facilities;*

The OCP supports intensification of residential land use and density in proximity to the downtown core. The site is located 250 meters from the Penticton Public Library and Penticton High School and is less than 1km from the downtown core. Medium density residential development, including apartment buildings, has been constructed in the surrounding neighborhood. This development will increase the residential offer adjacent to the downtown area and encourage more use of the Downtown amenities.

- *On sites that afford direct and convenient vehicle access so as to avoid generating excessive traffic on local streets and;*

All the traffic will be directed to Argyle Street where a 7m wide driveway is proposed. The site has a wide frontage which makes it suitable to medium density residential.

In summary, the development meets the following objectives of the OCP:

- Encourage residential intensification near commercial activities and institutional facilities;
- Encourage densification in areas where existing services can accommodate higher densities;
- Encourage infill development; and
- Encourage a wide range of Medium Density Residential housing, including cluster housing and compact housing.

Staff considers that the design is visually appealing and consistent with the character of the neighborhood and the redevelopment trend in the area. The location of the site and characteristics of the surrounding neighbourhood make it ideally suited for residential densification. The plans, submitted in support of the rezoning application to RM2, demonstrate that the development meets the guidelines for the medium density designation in the OCP without the need for any variances. For these reasons staff are recommending that Council support the land use designation change, as provided in this report and refer the application to the May 2, 2016 Public Hearing.

Deny/Refer

Council may consider that the proposed amendments are not suitable for this site. If this is the case, Council should deny the bylaw amendments. If the OCP and zoning amendment do not go forward, the property will be restricted to the duplex use. The property may well be subdivided to accommodate an additional

duplex lot. Alternatively, Council may wish to refer the matter back to staff to work with the applicant with any direction that Council considers appropriate.

Development Permit Area Amendment

Support

The property is not located in a development permit area under OCP Bylaw 2002-20. Staff recommends that the property be included in the General Multiple Family Development Permit Area as this is a new development. The objective of the development permit area is to produce streetscapes defined by attractive buildings and landscaping as well as establishing building forms, site planning principles and landscape standards appropriate for the area. By including the proposed development in a development permit area; staff considers that it will secure the building design for the property as well as retain securities for landscaping. The form and character of the development shows general consistency with the General Multiple Family Development Permit Area. The plans, as part of the eventual development permit application, will be required to substantially conform to the plans submitted as part of this application.

Deny

Council may feel that a development permit is not necessary for this site and therefore deny the insertion of the lot under the General Multiple Family Development Permit Area of OCP Bylaw 2002-20.

Alternate Recommendations

THAT Council support Zoning Amendment Bylaw No.2016-15 with any additional conditions that it considers appropriate.

Attachments

Attachment A: Subject Property Location Map
Attachment B: OCP Map
Attachment C: Zoning Map
Attachment D: Images of Subject Property
Attachment E: Letter of Intent
Attachment F: Elevations
Attachment G: Site Plan
Attachment H: OCP Amendment Bylaw No. 2016-14
Attachment I: Zoning Amendment Bylaw No. 2016-15

Respectfully submitted,

Audrey Tanguay, MCIP
Senior Planner

Approvals

Director	CAAO
JGH	MM

Attachment A - Subject Property

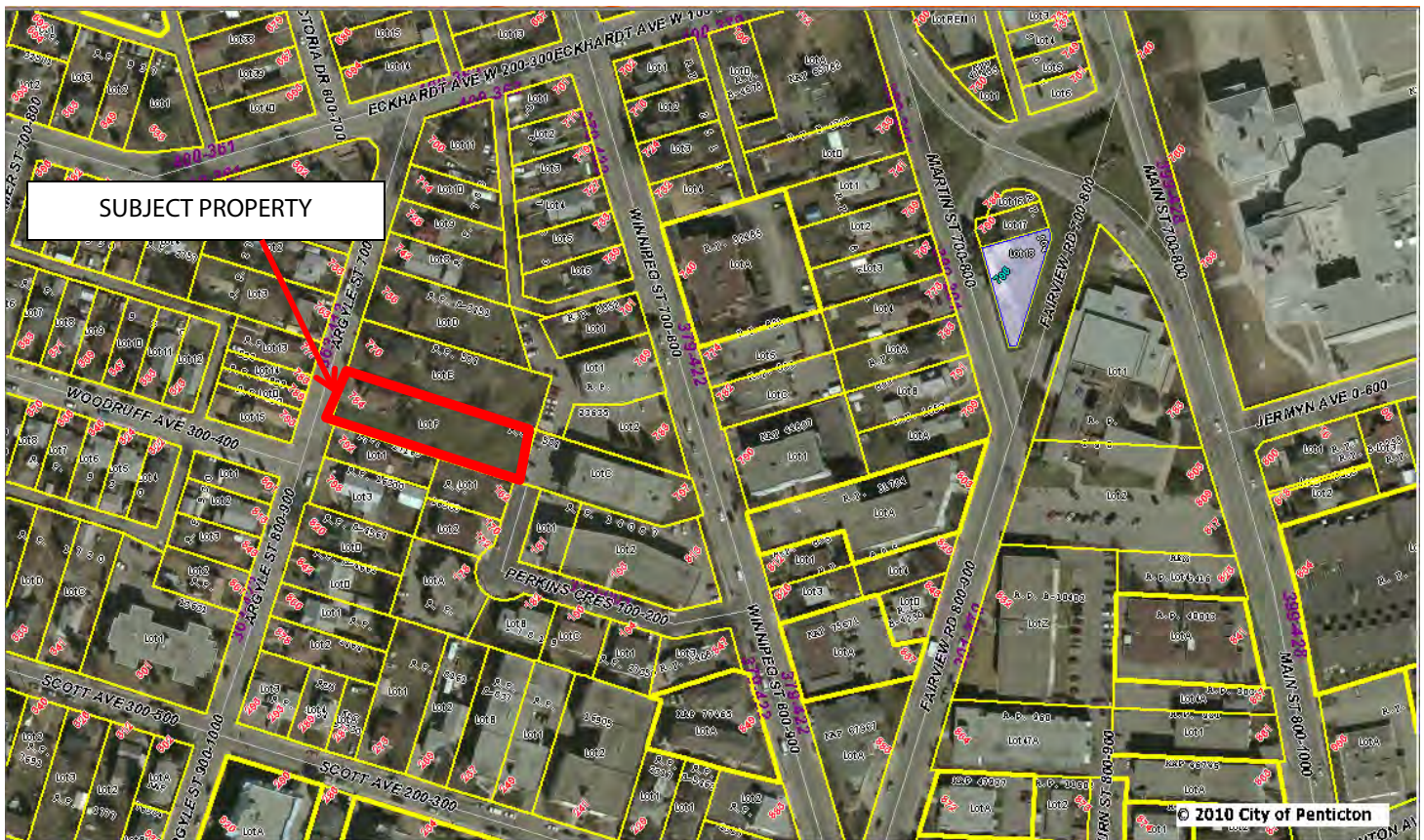


Figure 1: Location Map

Attachment B - OCP Map

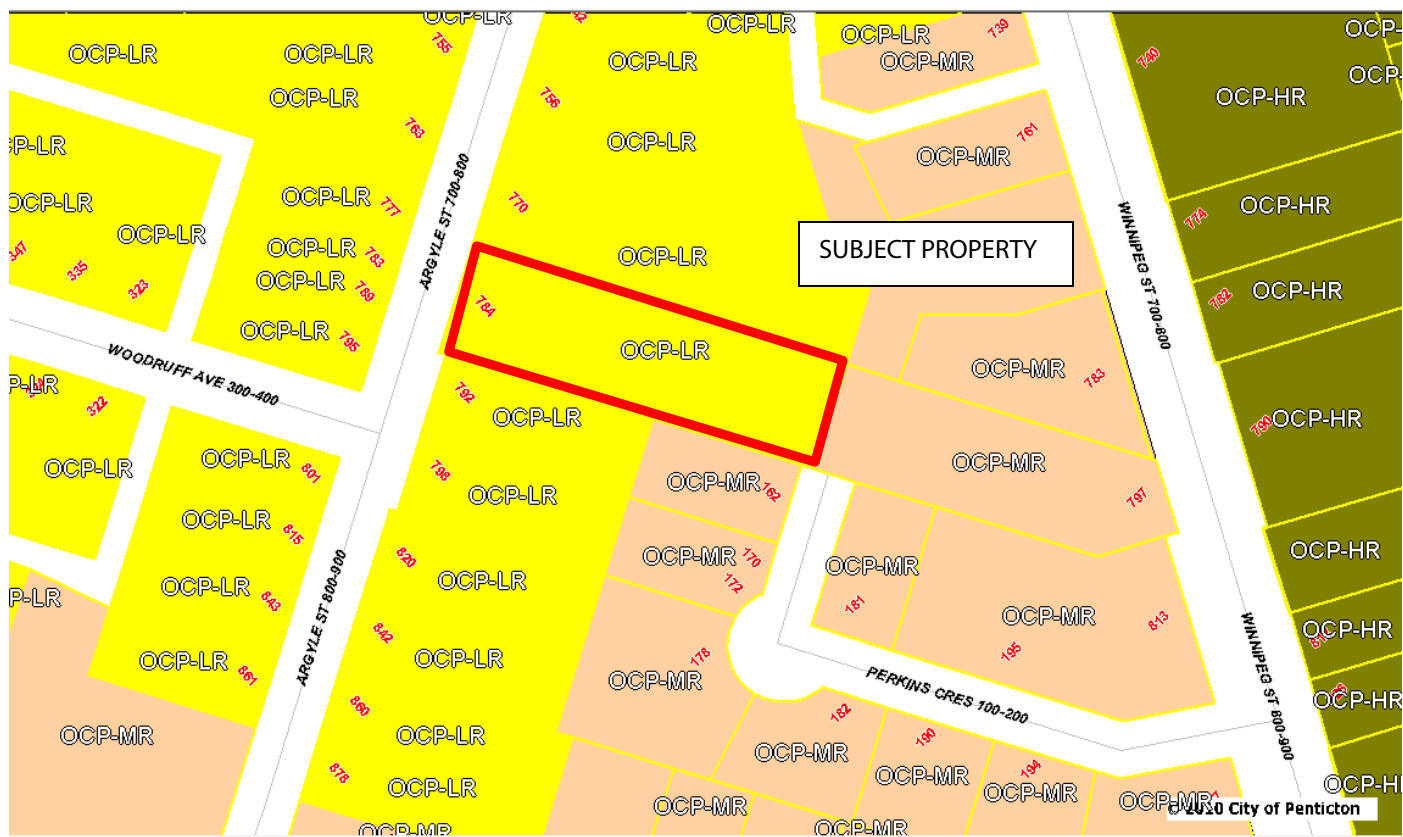


Figure 2: OCP Map

Attachment C - Zoning Map

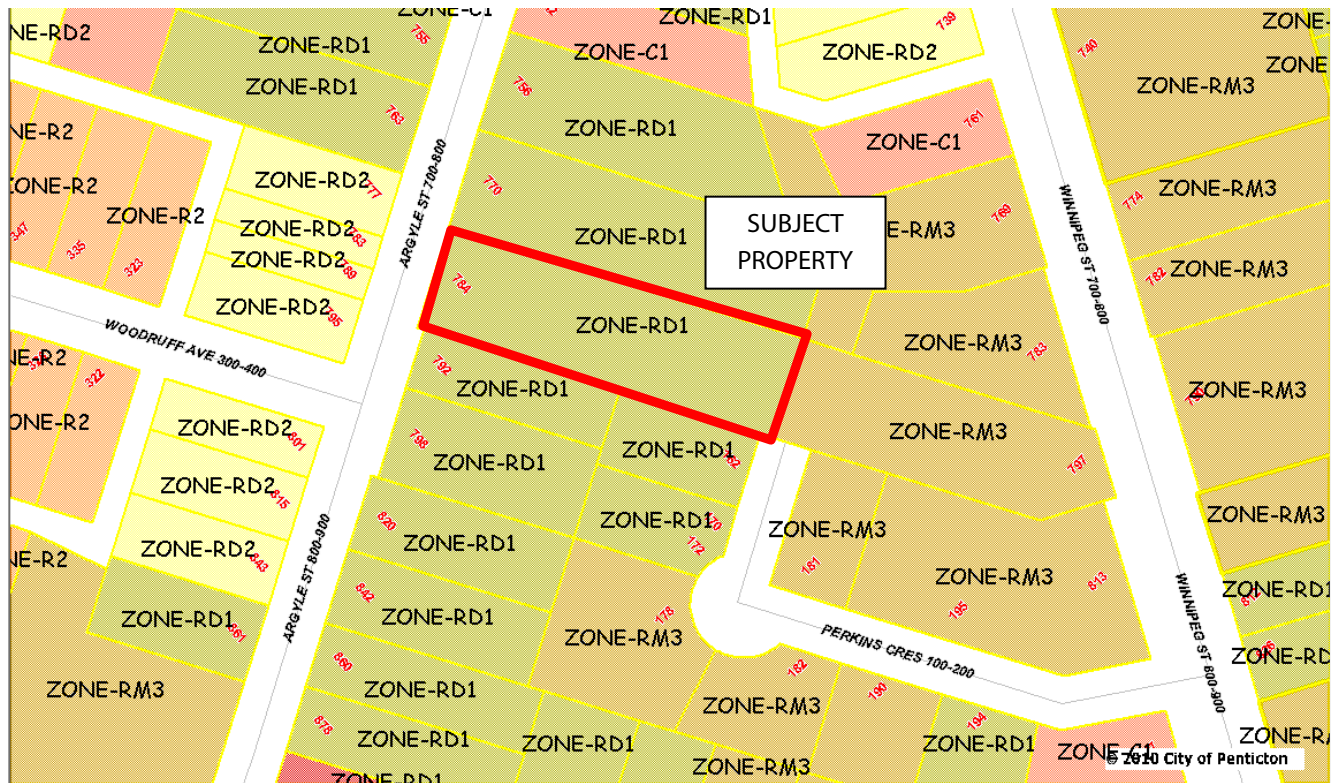


Figure 3: Zoning Map

Attachment D - Images of the Subject Property



Figure 5: View from Argyle Street



Figure 6: View from the rear



Figure 7: View on Argyle Street looking north



View on Argyle Street looking south

Attachment E –Letter of Rationale

Iain Hyslop & Gordon Morgan
208 Main Street
Penticton, BC
V2A 5B2



November 2, 2015

City of Penticton
Planning Department – Development Services Division
171 Main Street
Penticton, BC
V2A 5A9

Dear Sirs/Madams:

Enclosed is the following:

- Completed rezoning application form.
- Current title.
- Site profile waiver.
- Two sets of a proposed development layout and building summary along with a zoning bylaw compliance table.
- Cheque payable to the City of Penticton in the amount of \$2,256.25 representing:

▪ Stand alone rezoning fee	\$1,080.00
▪ OCP amendment fee	940.00
▪ Sign Fee	<u>236.25</u>
	<u>\$2,256.25</u>

The intention of this application is to rezone the property from the current RD1 – Duplex Housing to RM2 – Low Density Multiple Housing in order to provide for a practical use and development of the property as suggested in the attachments.

Should addition information be required please contact me at your convenience.

Yours truly,

Iain Hyslop

IH/bj

Attachment F – Building Rendering



Figure 9: Front View



Figure 10: South East View

Attachment G: Site Plan

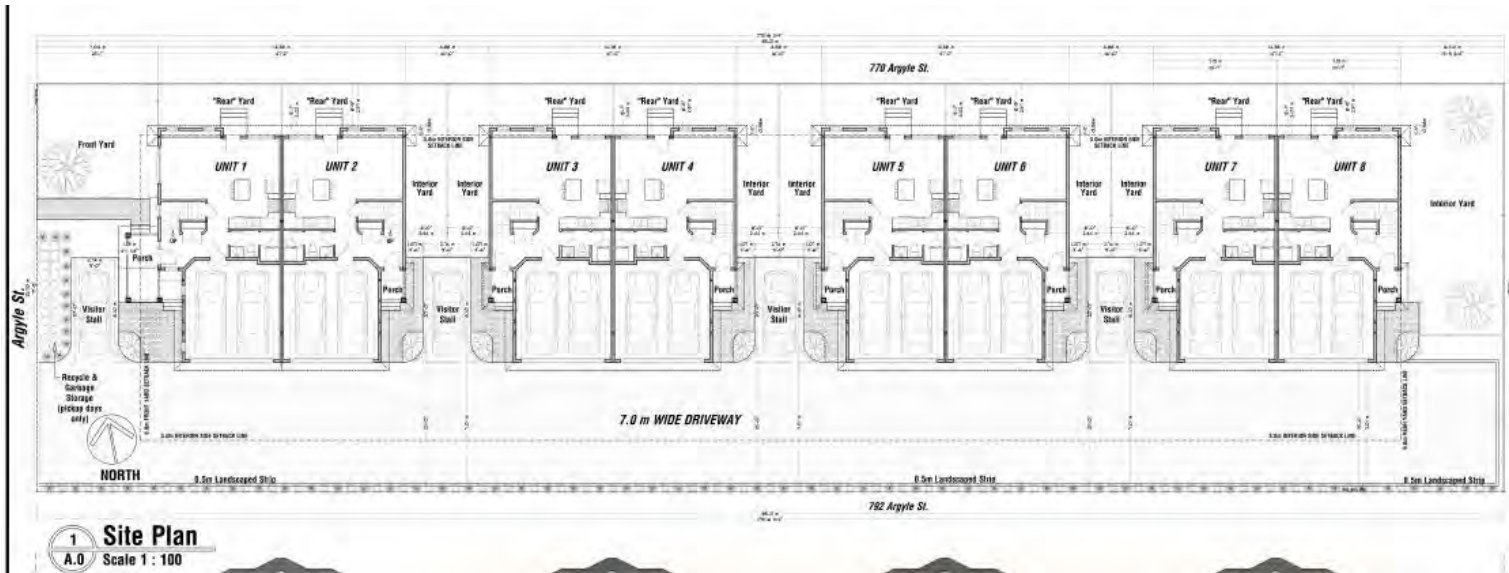


Figure 15: Side Elevation with proposed fill

A Bylaw to Amend Official Community Plan Bylaw 2002-20

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2016-14."

"Official Community Plan Bylaw No. 2002-20" is hereby amended as follows:

- 2.1 Change Schedule 'B' future land use designation for Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street from LR (Low Density Residential) to MR (Medium Density Residential).
- 2.2 Change Schedule 'H' to include Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street in the General Multiple Family Development Permit Area.
- 2.3 Schedule "A" attached hereto forms part of this bylaw.

READ A FIRST time this _____ day of _____, 2016

A PUBLIC HEARING was held this day of , 2016

READ A SECOND time this _____ day of _____, 2016

READ A THIRD time this _____ day of _____, 2016

ADOPTED this _____ day of _____, 2016

Notice of intention to proceed with this bylaw was published on the __ of ____, 2016 and the __ of ____, 2016 in the Penticton newspapers, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

A Bylaw to Amend Zoning Bylaw 2011-23

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

1. **Title:**

2. **Amendment:**

Rezone Lot F, District Lot 202, Similkameen Division Yale District, and of District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 584, located at 784 Argyle Street, from RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing).

READ A FIRST time this _____ day of _____, 2016

A PUBLIC HEARING was held this day of , 2016

READ A SECOND time this _____ day of _____, 2016

READ A THIRD time this _____ day of _____, 2016

RECEIVED the approval of the day of , 2016

ADOPTED this _____ day of _____, 2016

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

From RD1 (Duplex Housing) to RM2 (Low Density Multiple Housing)



Zoning Amendment Bylaw No. 2016-15

Date:

Corporate Officer: _____

Council Report

penticton.ca

Date: April 18, 2016 **File No:** RZ PL2016-7598; DVP PL2016-7599;
To: Eric Sorensen, Chief Administrative Officer DP PL2016-7601
From: Lindsey Fraser, Planner I
Address: 679 Churchill Avenue
Subject: **Zoning Amendment Bylaw No. 2016-21;
Development Variance Permit PL2016-7599; and
Development Permit PL2016-7601**

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2016-21", a bylaw to amend Zoning Bylaw 2011-23 for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and forwarded to the May 2nd, 2016 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2016-21", a 1.9 m road widening is registered with the Land Title Office;

Development Variance Permit

AND THAT delegations and submissions are heard for Development Variance Permit PL2016-7599, for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, a permit to reduce minimum lot width from 13m to 9.1m and lot area from 390m² to 325m² in the RD2 zone to allow for a two lot subdivision, during the May 2nd, 2016 Public Hearing;

AND THAT Development Variance Permit PL2016-7599 be considered only after adoption of Zoning Amendment Bylaw No. 2016-21.

Development Permit

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2016-21", approves Development Permit PL2016-7601, for Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, a permit that allows for the construction of a front-to-back duplex on both newly formed lots.

Strategic Priority Objective

N/A

Background

The subject property (Attachment 'A') is zoned R2 (Small Lot Residential) and is designated in the City's Official Community Plan as LR (Low Density Residential). Currently, the site contains an older single family dwelling. It is the intention of the owner to demolish the house, subdivide the property into two lots and construct a front-to-back duplex on each lot. In order to do so, the owner will require a variance to the minimum lot size and lot width and will need to rezone those lots for duplex housing.

Two similar developments (subdivision to two smaller lots for the purpose of duplex construction) were recently supported on the same street, at 707 and 451 Churchill Avenue. In this case, Council approved the same variances as those being proposed here, as well as the rezoning from R2 to RD2 (DVP PL2014-075 and RZ PL2014-073; DVP PL007547 and RZ PL007456).

The LR (Low Density Residential) designation envisages single family homes and duplex style construction. This designation was established via the Downtown West Neighbourhood Plan in 1999. Prior to this, the area was slated for medium-density future development; the low-density designation came in an effort to preserve the area's character. Sound planning principles indicate that the appropriate densification in urban areas is warranted and creates more sustainable forms of development.

Proposal

The applicant is requesting that the subject property be rezoned from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane). The applicant is also requesting a Development Variance Permit to vary the following sections of Zoning Bylaw 2011-23, to accommodate subdivision of the lot:

- Section 10.6.2.1 reduce minimum lot width from 13m to 9.1m
- Section 10.6.2.2 reduce minimum lot area from 390m² to 325m²

Furthermore, the applicant requires Development Permit approval for the form and character of the building.

Financial Implication

N/A

Technical Review

This application was reviewed by the City's Technical Planning Committee; no significant issues arose in the process. Road widening of 1.9 meters will be processed at the time of subdivision to facilitate the development of a continuous sidewalk along Churchill Street. Typical frontage upgrades and servicing requirements have been identified for the Subdivision and Building Permit stages of this project; if the rezoning and variance permit applications are supported by Council. These items have been communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

Item	Requirement RD2 Zone	Provided on Plans
Minimum Lot Width:	13 m	9.1 m (variance required)
Minimum Lot Area:	390 m ²	325 m ² (variance required)
Maximum Lot Coverage:	40 %	37 %
Maximum Density:	0.95 FAR	0.70 FAR
Vehicle Parking:	4 spaces	4 spaces
Required Setbacks Front yard (Churchill Avenue): Side yard (east): Side yard (west): Rear yard (lane):	4.5m 1.5m 1.5m 6.0m	5.0m 1.5m 1.5m 11.0m
Maximum Building Height:	10.5m	8.3m
Other Information:	- Property is in the Downtown Multiple Family DPA - The plans generally conform to the DPA guidelines. - Staff notes that no variances are being requested to the development regulations (only variances to lot).	

Analysis

Support Zoning Amendment

Churchill Avenue contains several duplexes and the general grain in this part of the City, including Alexander Avenue and Heales Avenue to the South, has seen many duplexes constructed over the years. Additionally, there are several small apartment buildings and other multi-family developments in the area. It is an area within close-proximity to downtown shops and services, further supporting the rationale for modest density increase. These realities are reflected in the OCP as cause for supporting rezoning applications of this nature.

The proposed zoning amendment also meets other OCP policies:

- Encourage an intensification of residential land use and density in areas where existing services can accommodate higher density; and
- Encourage a diverse range of housing types.

There is adequate policy to support the proposal to rezone from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane) and support is recommended for first reading of the zoning amendment bylaw.

Deny Zoning Amendment

Council may consider that duplex style development is not appropriate for the lot. If this is the case, Council should deny the first reading of the zoning amendment bylaw.

Development Variance Permit

Approve Development Variance Permit

The applicant is requesting a variance to enable the subdivision of the subject property. To accommodate that subdivision, the lot size and lot area will need to be varied.

Council may support the rezoning application, but may consider that the variances being requested are not reasonable. The staff recommendation recognizes that infill development often requires variances.

The lot size being proposed is common in the core area of Penticton. A lot area of 325m² can comfortably support a duplex, including the provision of yard space and adequate parking. The RD2 zone requires that each unit have one parking stall from the rear lane – this requirement has been met. The design is considered to represent a generally positive visual impact on the area's character.

Given the above, staff considers that the request is reasonable and recommends that Council support the application.

Deny Development Variance Permit

Council may consider that the creation of these smaller lots will have a negative impact on the neighbourhood. If that is the case, Council should deny the variance request.

Development Permit

Approve Development Permit

This property is within the 'Downtown Multiple Family' Development Permit Area. As a consequence, a Development Permit is required. Although this Development Permit can be staff-issued, it has been included in this report for Council's decision in order to streamline the approvals process.

The design presented by the applicant has been created with street orientation and architectural interest in mind. The siting, form and character are appropriate. As such, staff recommends that Council approve the Development Permit.

Deny Development Permit

Council may consider that the proposals do not reflect the current built form of the neighbourhood, or that the development should soften the impact on neighbouring properties. If this is the case, Council should deny the permit.

Alternate recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2016-21" and deny support for DVP PL2016-7599 and DP PL2016-7601.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2016-21" but deny support for DVP PL2016-7599 and DP PL2016-7601.

3. THAT Council give first reading to “Zoning Amendment Bylaw No. 2016-21”, and support DVP PL2016-7599 and DP PL2016-7601 with conditions that Council feels are appropriate.

Attachments

Attachment A:	Subject property location map
Attachment B:	Zoning map of Churchill / Alexander neighbourhood
Attachment C:	OCP map of subject property
Attachment D:	Images of subject property
Attachment E:	Proposed site plan and renderings
Attachment F:	Letter of intent
Attachment G:	Draft DVP
Attachment H:	Draft DP

Respectfully submitted,

Lindsey Fraser
Planner I

Approvals

Director JGH	Acting Chief Administrative Officer MM
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Attachment A – Subject Property Location Map



Figure 1: Subject property highlighted in blue

Attachment B: Zoning map of Churchill / Alexander neighbourhood

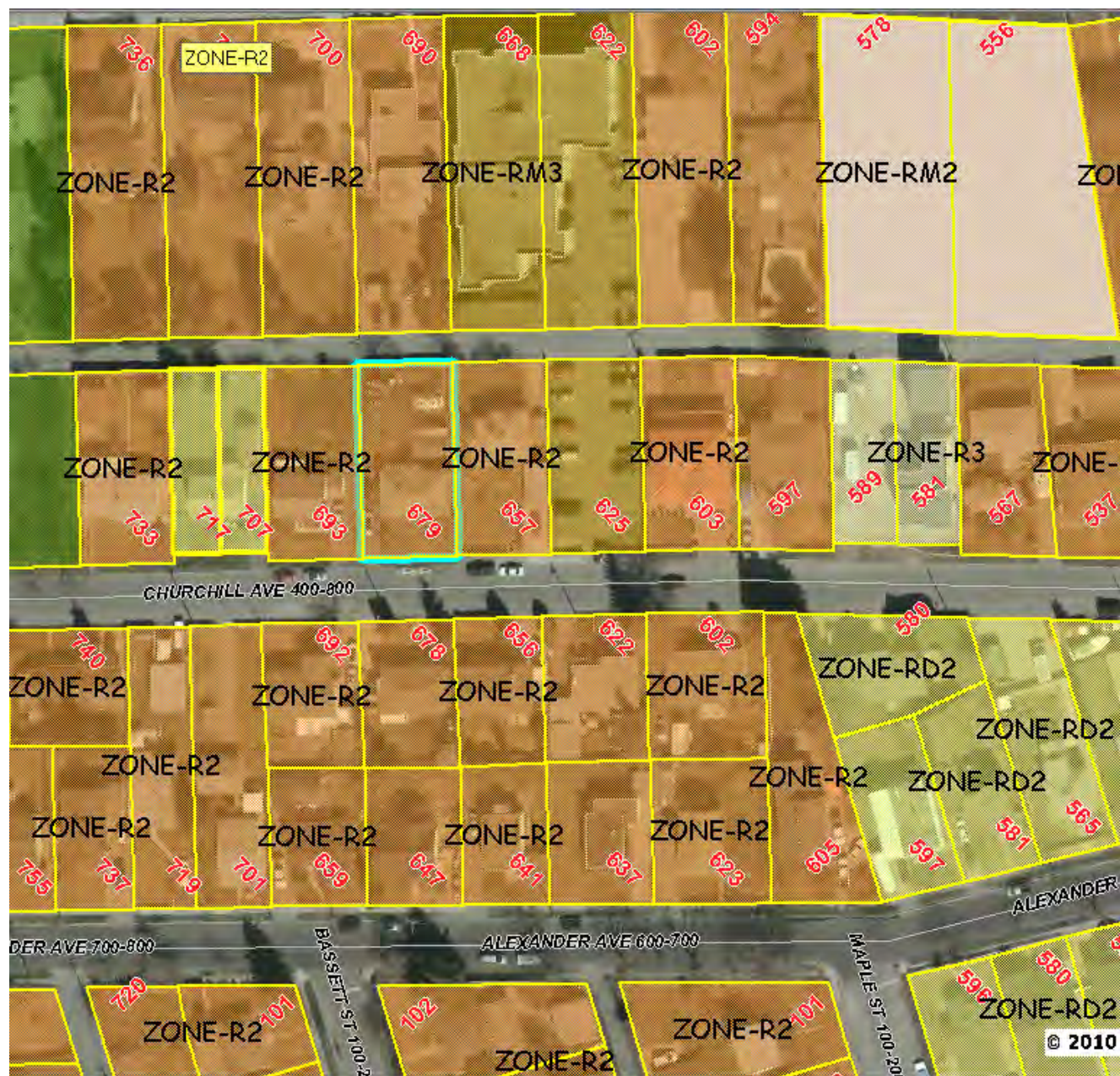


Figure 2: 679 Churchill Avenue zoned R2 (Small Lot Residential)

Attachment C – OCP Map

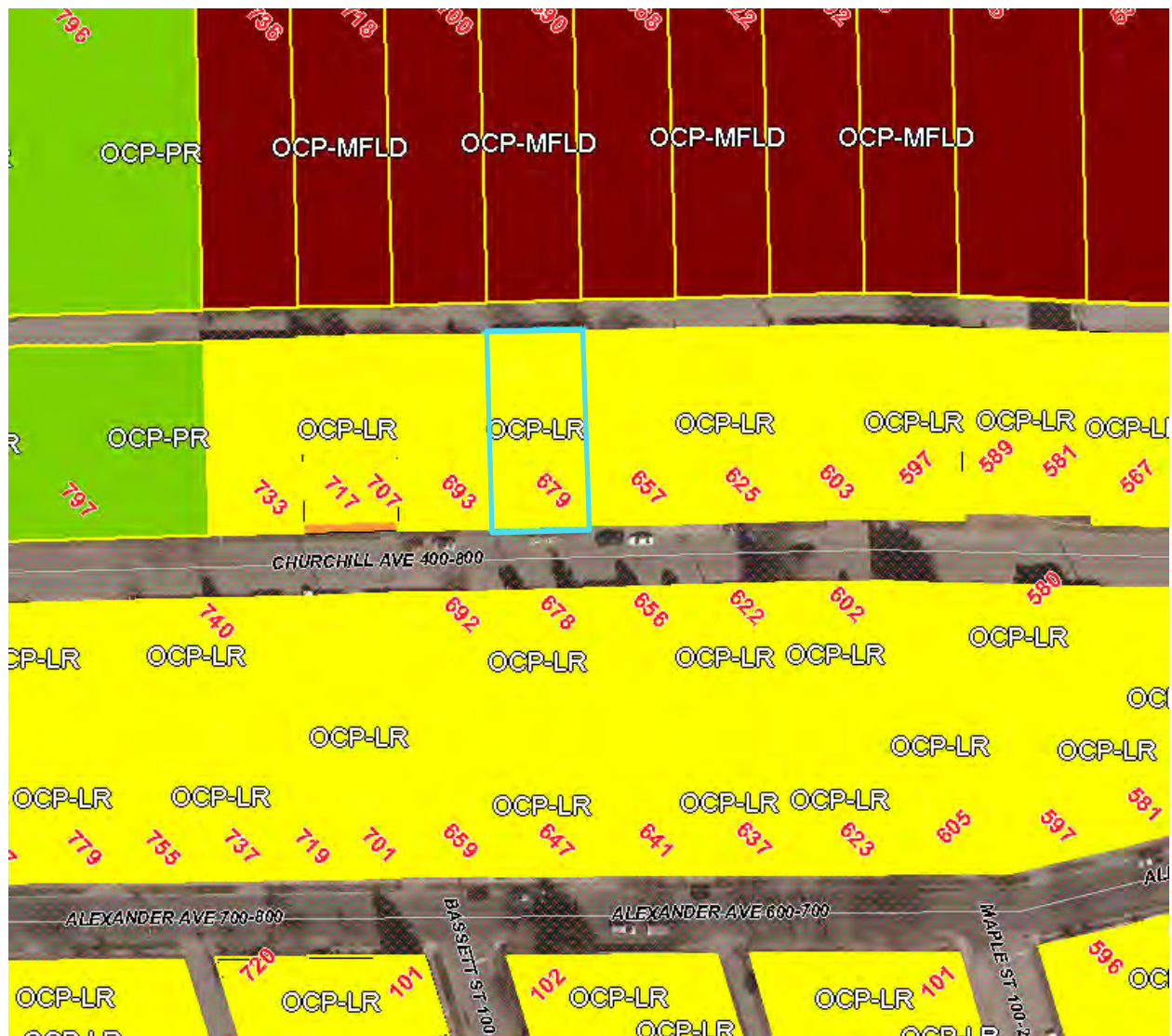


Figure 3: OCP Map shows subject property as LR - Low Density Residential

Attachment D – Images of Subject Property

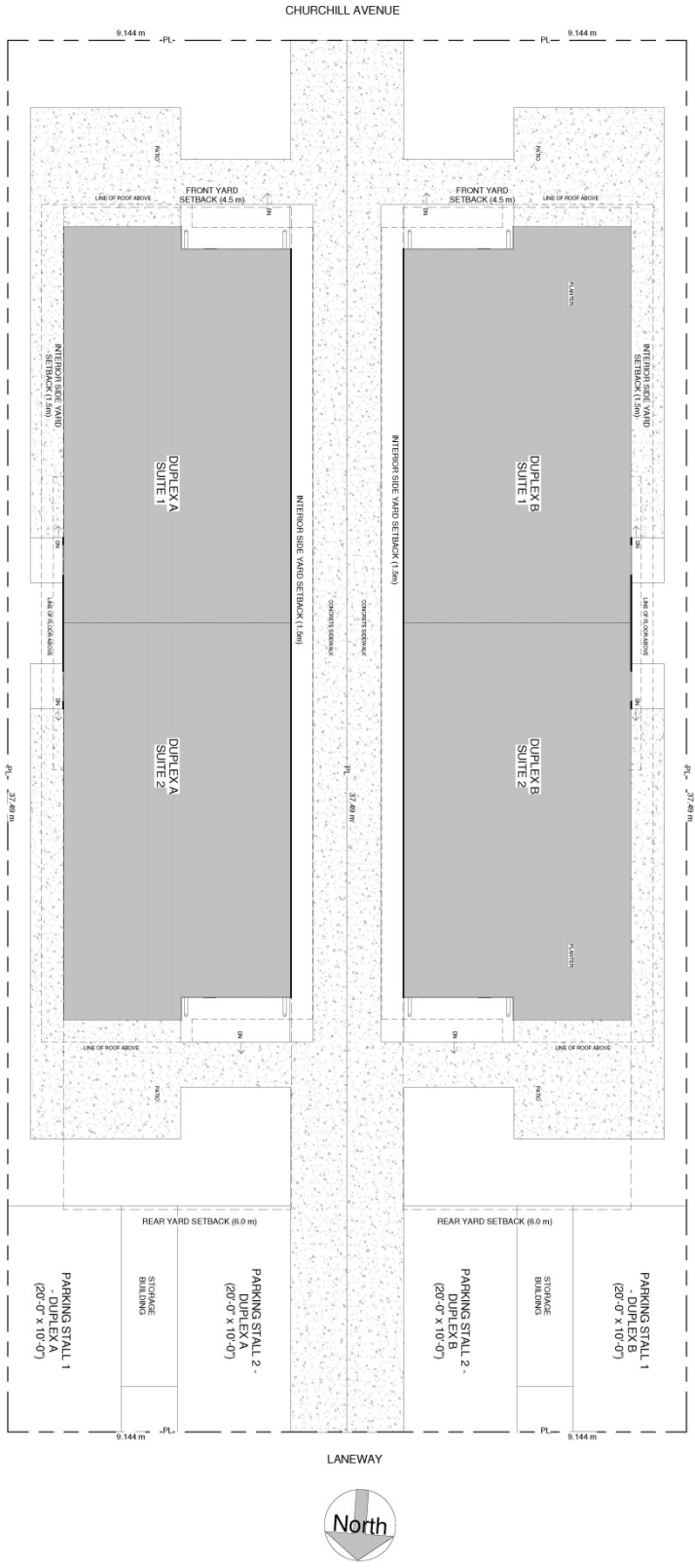


Figure 4: 679 Churchill Avenue looking north



Figure 5: 679 Churchill Avenue looking south into rear yard

Attachment E – Proposed Site Plan and Renderings







Attachment F – Letter of Intent from Applicant



January 28, 2016

City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Attn: Blake Laven, Planning Manager

Dear Sir:

Re: Rezoning and subdivision
679 Churchill Avenue, Penticton, BC
Lot 23, DL 2, Grp 7, Plan 4075 PID # 010-584-552

The above noted property is currently zoned R2 - Small Lot Residential and designated LR - Low Density Residential on the Official Community Plan.

We are requesting a rezoning of the property from the current R2 - Small Lot Residential to RD2 - Duplex Housing Lane with a specific zoning amendment that would permit for a reduction in the minimum lot width from 13m to 9.141m. In addition we are requesting a subsequent reduction in the minimum lot area from 390m² to 325.7m². Both of these reductions reflect the required road dedication which will likely be requested.

These amendments are being requested so that the existing 18.282m x 35.620m site can be subdivided into two lots measuring 9.141m x 35.620m in order to facilitate the construction of a front to back two storey duplex on each one of the newly created lots.

Respectfully submitted

A blue ink signature of Bruce Schoenne, consisting of a stylized 'B' followed by a horizontal line.

Bruce Schoenne, President
Schoenne Homes Inc.



Attachment G – Draft DVP



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2016-7599

Name
Address I

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot 23, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton)
District, Plan 4075
Civic: 679 Churchill Avenue
PID: 010 584 552
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2011-23, as shown in the plans attached in Schedule A:
 - Section 10.6.2.1: Reduce the minimum lot width from 13m to 9.1m
 - Section 10.6.2.2: Reduce the minimum lot area from 390m² to 325m²

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2016

Issued this _____ day of _____, 2016

Dana Schmidt,
Corporate Officer

Page 2 of 2

Attachment H – Draft DP



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Permit

Permit Number: DP PL2016--7601

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: TBD
Civic: TBD
PID: TBD
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of one front-to-back duplex, as shown in the plans attached in Schedule A.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$4121.00 must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities, provided in Schedule B, must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2016

Issued this _____ day of _____, 2016

Dana Schmidt,
Corporate Officer

A Bylaw to Amend Zoning Bylaw 2011-23

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

1. **Title:**

2. **Amendment:**

Rezone Lot 23, District Lot 2, Group 7, Similkameen Division Yale(Formerly Yale Lytton) District, Plan 4075, located at 679 Churchill Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

READ A FIRST time this _____ day of _____, 2016

A PUBLIC HEARING was held this day of , 2016

READ A SECOND time this _____ day of _____, 2016

READ A THIRD time this _____ day of _____, 2016

RECEIVED the approval of the day of , 2016

Ministry of Transportation on the
ADOPTED this _____ day of _____, 2016

Notice of intention to proceed with this bylaw was published on the __ day of ____, 2016 and the __ day of ____, 2016 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

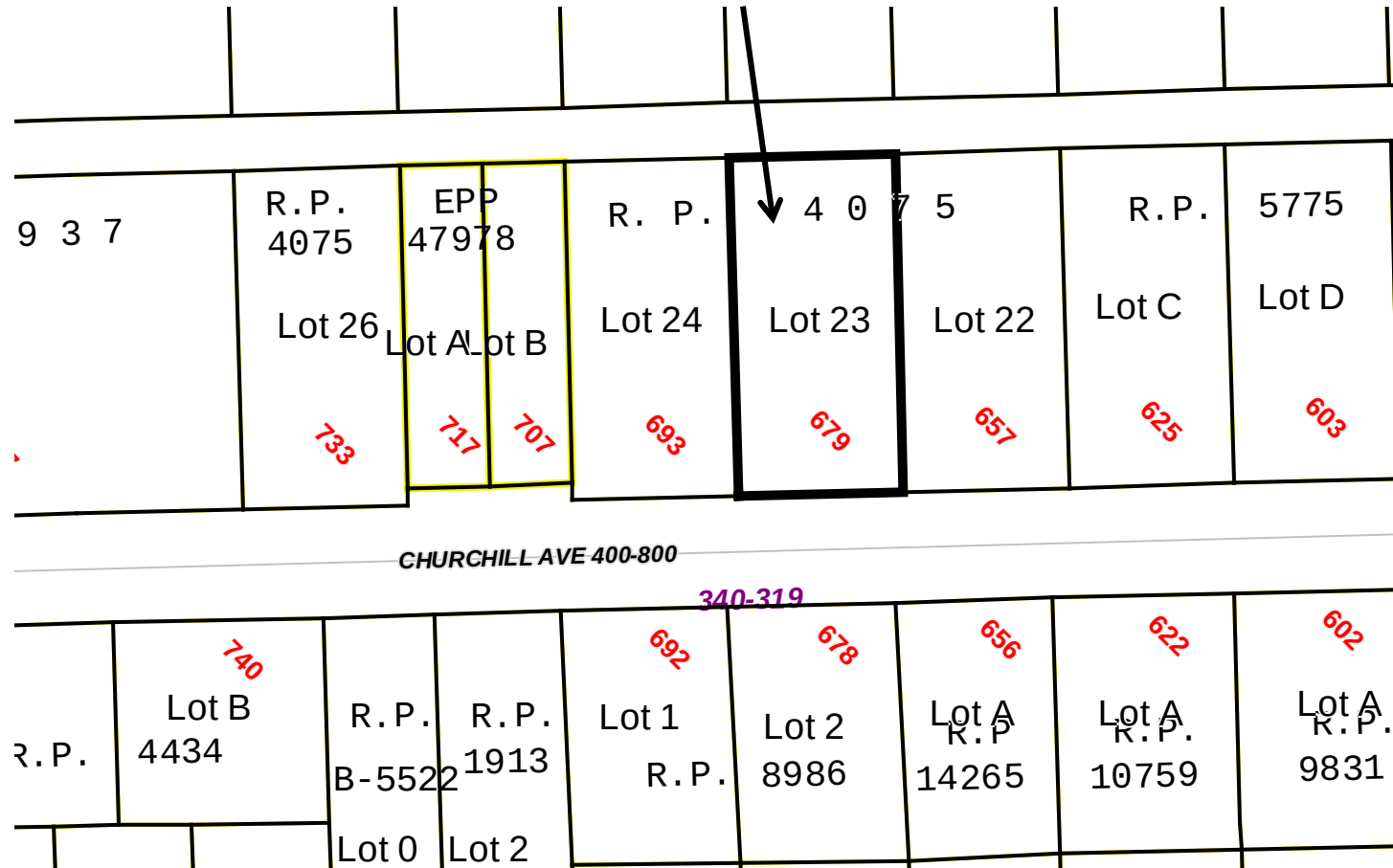
Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 679 Churchill Avenue

- 177 -

From R2 (Small Lot Residential) To RD2 (Duplex Housing: Lane)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2016-21

Date: _____

Corporate Officer: _____



Council Report

penticton.ca

Date: April 18, 2016 **File No:**
To: Mayor and Council
From: Mitch Moroziuk, General Manager of Infrastructure
Subject: **Blasting Control Bylaw 2016-16 & Municipal Ticketing Information
Amendment Bylaw No. 2016-22**

Staff Recommendation

THAT Council give first, second and third reading to "Blasting Control Bylaw 2016-16", as contained in Attachment "A", a bylaw to regulate blasting activities in the City of Penticton;

AND THAT Council give first, second and third reading to "Municipal Ticketing Information Amendment Bylaw 2016-22", as contained in Attachment "B", a bylaw to amend Municipal Ticketing Information Bylaw 2012-5021.

Strategic priority objective

N/A

Background

On February 2, 2016 Council passed resolution 54/2016 which adopted Blasting Bylaw 2016-01. Subsequent to adoption the Bylaw the Building Department and those involved in the Blasting Industry worked through the application process and the requirements of Bylaw 2016-01 in detail. This process pointed out areas where changes to the Bylaw were required to address concerns related to process or requirements.

On March 4, 2016 a meeting of City staff and industry representatives impacted by Blasting Bylaw 2016-01 was held to discuss changes that should be considered. At the conclusion of the meeting it was decided that the General Manager of Infrastructure, Mitch Moroziuk would work with Michael Witham of TA Rock Works Inc. to revise the Bylaw.

Over the next few weeks revisions to the Bylaw were completed and circulated to TA Rock Works Inc. for review and comment. This process concluded on April 6, 2016 resulting in the Bylaw 2016-16 as contained in Attachment "A". A decision was made early on that due to the number of Sections impacted it would be more efficient to repeal Blasting Bylaw 2016-01 and replace it with Blasting Bylaw 2016-16.

The changes made were done to: Properly reflect the correct individual to do the work; Put in place processes that were workable by the industry; and To create a balance between protecting the public and the cost to the developer.

1. Separating the Engineer in the Bylaw into two separate positions: Blasting Engineer and Building Engineer. One with expertise and experience in Blasting the other with expertise and experience in buildings and structures;
2. Pre and Post Blast Inspections will be carried out by the Building Engineer;
3. There is no longer a need to identify the Post Blast Inspection Area as part of the application or undertake a Post Blast Inspection on every property. The land and buildings on land requiring a Post Blast Inspection will be determined at the conclusion of Blasting based on a discussion between the Blaster, Blasting Engineer and Building Engineer. In making this determination they will consider the Blast records, any odd Blast occurrences, the log of Neighboring Owners concerns and all notice of damage claims from Neighboring Owners;
4. The hours of Blasting and On Site Processing of Blast Rock have been reduced to daylight hours between 8:30am and 4:30pm;
5. The definition of Security Person has been expanded to include someone holding a valid Blasting Certificate;
6. The Blasting Engineer will determine the requirements and schedule for on-site inspections;
7. An exemption for a Blasting Permit has been introduced for: Less than 10 cubic meters of rock or other material blasted by means of detonating not more than 0.3 kilograms of explosive per delay; or for rock that consists entirely of boulders separate from bedrock.

In addition it will also be necessary to amend Municipal Ticketing Information Bylaw 2012-5021 to correctly reference Blasting Bylaw 2016-16. The required amending Bylaw is included in Attachment "B".

Financial implication

There will be a cost to the owner to obtain a blasting permit of \$250.00. In addition there will be a cost for the owner and engineer to fill out the application forms and assurance forms. Most of the remaining requirements are items that most blasting operations already comply with and should not present additional costs.

Analysis

In early 2016 staff put in place Blasting Bylaw 2016-01. Through a dry run application process and discussions with those involved in the Blasting Industry it was found that the Bylaw required revisions. Over the last month the City has worked with industry to make changes. These are now reflected in the new Blasting Bylaw 2016-16 which is ready for the consideration of Council.

Alternatively Council could send the matter back to staff with direction or elect to maintain the existing Blasting Bylaw 2016-01.

Alternate recommendation(s)

Alternative 1

THAT Council refer Blasting Control Bylaw No 2016-16 back to staff with direction.

Alternative 2

THAT Council elect to maintain the existing Blasting Control Bylaw No. 2016-01.

Attachments

Attachment "A" – Blasting Control Bylaw No.2016-16

Attachment "B" – Municipal Ticketing Information Amendment Bylaw No. 2016-22

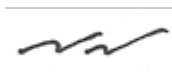
Respectfully submitted,

Mitch Moroziuk P.Eng. MBA

General Manager of Infrastructure
City of Penticton

Approvals

A/CAO

A rectangular box containing the text "A/CAO" at the top and a handwritten signature below it. The signature is in dark ink and appears to be a stylized, cursive name.

THE CORPORATION OF THE CITY OF PENTICTON

BYLAW NO. 2016-16

A Bylaw to regulate the use of explosives for blasting

WHEREAS Section 8 (3) (d) and Section 15 of the *Community Charter*, authorizes the regulation of explosives by a Municipality in the Province of British Columbia;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited as "Blasting Control Bylaw No. 2016-16".

2. Application

This Bylaw applies to any Land or right of ways within the boundaries of the City unless otherwise excepted herein.

3. Definitions

In this bylaw, words or phrases have their normal or common meaning except where this is changed, modified or expanded by the following definitions:

"Application for a Blasting Permit" means a written application for a Blasting Permit in the form as contained in Schedule "A" to this Bylaw;

"Assurance Form" means the written document from the Owner and the Blasting Engineer assuring that certain items will occur relative to the Blast as contained in Schedule "C" to this Bylaw;

"Blast" or "Blasting" means the use of explosives for the purpose of moving, displacing or breaking rock or other material;

"Blaster" means the person, firm or corporation engaged by the Owner to conduct Blasting and includes an agent, contractor or employee of the Blaster;

"Blaster's Certificate" means a Blaster's Certificate issued by WorksafeBC;

"Blasting Area" means the full extent of potential impact from the Blasting operation and On-Site Processing of Blast Rock, including all areas of detonation, adjacent areas that may be subject to impact and the area of Maximum Peak Particle Velocity, Frequency Response, noise and dust;

"Blasting Engineer" means a professional engineer or their designate authorized to practice by the Association of Professional Engineers and Geoscientists of British Columbia who is competent in rock mechanics and Blasting, is independent of the Blaster, who agrees to oversee a Blasting project on behalf of an Owner and is acceptable to the Director;

"Blasting Mat" means a mat usually made of sliced-up rubber tires bound together with ropes, cables or chains or a blanket of interwoven steel cable or interlocking steel rings placed over a Blast to contain the resultant fragments and suppress dust;

"Blasting Permit" means a written authorization to conduct Blasting as issued by the Director under this Bylaw as contained in Schedule "D" to this Bylaw;

"Blasting Plan" means a document prepared by or under the supervision of the Blasting Engineer that must include, without limitation, (i) a diagram of the blasting pattern; (ii) a plan indicating the full extent of the Blasting Area; (iii) the sequence of detonation and the maximum weight of explosives to be detonated per delay; (iv) the specific safety measures to be taken; (v) the specific measures taken to minimize the effect of the Blasting on third parties; (vi) Maximum Peak Particle Velocity and Frequency Response; (vii) area requiring notification to Neighboring Owners; (viii) the Pre-Blast Inspection Area; and (ix) Placement of Blasting signage; (x) Test blasting requirements; (xi) Pre-blast survey radius; (xii) Drill log records; (xiii) Rock removal and (xiv) work sequence;

"Building Engineer" means a professional engineer or their designate authorized to practice by the Association of Professional Engineers and Geoscientists of British Columbia who is competent in the evaluation of buildings and who will undertake Pre-Blast Inspections and any required Post-Blast Inspections;

"City" means the Corporation of the City of Penticton;

"Council" means the Municipal Council of the City;

"Director" means the Director of Development Services or their designate;

"Fees and Charges Bylaw 2014-07" means the City Fees and Charges Bylaw as amended or superseded;

"Indemnification Form" means the written document indemnifying the City and its employees as contained in Schedule "B" to this Bylaw;

"Land" means any land within the boundaries of the City;

"Neighboring Owner" means the Owner or Owners of property within a set distance from the Blasting Area as prescribed by the Blasting Engineer as being affected by Blasting and also includes the occupants of a property that is not occupied by an Owner;

"On-Site Processing of Blast Rock" means any mechanical processes such as, but not limited to, rock crushing, washing, screening and stockpiling that are applied to rock that has been Blasted;

"Owner" means the person registered in the Land Title Office as entitled to the fee simple of a parcel, holders of a registered right to purchase a parcel, or holders of a right of way in favor of a statutory authority on or over which the person proposes to Blast and includes a person authorized in writing by the Owner to act as the Owner's agent for purposes of this bylaw;

“Maximum Peak Particle Velocity and Frequency Response” is the maximum allowable peak particle velocity and frequency response as set by the Blasting Engineer in the Blast Plan;

“Post-Blast Inspection” means an inspection by the Building Engineer, once Blasting is complete, of any area the Building Engineer deems required plus an inspection of any Land or buildings on Land where the Neighboring Owner has requested a Post-Blast Inspection to determine the impact of Blasting on any Land or building on Lands;

“Pre-Blast Inspection” means an inspection of the Pre-Blast Inspection Area by the Building Engineer prior to Blasting occurring to determine status of Land and buildings on Land prior to Blasting;

“Pre-Blast Inspection Area” means the area identified by the Blasting Engineer where Land and buildings on Land must be inspected to document condition prior to Blasting;

“Security Person” means a trained and certified security person holding a valid security workers license or a Blaster having a valid Blasting Certificate; and

“WorkSafeBC” means the Workers Compensation Board of British Columbia.

4. Application for a Permit Authorizing Blasting

An Owner may apply to the Director for a Blasting Permit within the City. The Owner shall submit a fully completed Application to the Director as contained in Schedule “A” to this Bylaw along with the following:

- a) a title search conducted within the past 30 days for the property where the Blasting is to occur;
- b) a valid Blaster’s Certificate in the name of the proposed Blaster;
- c) an Indemnification Form executed by the Owner in the form contained in Schedule “B” to this Bylaw, which will at a minimum provide that the Owner will:
 - i. indemnify and defend the City from all claims and damages related to or arising from the Blasting;
 - ii. waive all claims for contribution and indemnity against the City for losses related to or arising from the Blasting; and
 - iii. pay for all damage that results to third party structures and property as a result of the Blasting.
- d) a certificate of insurance acceptable to the Director in the minimum amount of \$5,000,000 naming as named insureds the Blaster, the Owner, and the City providing defense and indemnity protection against all liability for property damage or personal injury arising from or relating to the proposed Blasting;
- e) a letter of assurance from the Owner in the form contained in Schedule “C” to this Bylaw signed by both the Owner and the Blasting Engineer;

- f) a Blasting Plan that is approved by the Blasting Engineer;
- g) a plan indicating the Blast Area;
- h) a plan indicating the Pre-Blast Inspection Area. Should this area be less than 100 meters from the edge of the Blast area the Blasting Engineer must provide justification for the reduction.
- i) a report from the Blaster detailing how drill rigs and compressors are to be muffled, note the Director may require use of equipment or techniques to reduce or control noise and dust levels;
- j) a description of any On-Site Processing of Blast Rock that is to occur including the how noise and dust is to be controlled and a schedule for the processing work, note the Director may require the use of equipment or techniques to reduce or control noise and dust;
- k) a description of the purpose of the Blasting;
- l) the schedule for Blasting and any planned On-Site Processing of Blast Rock prepared in a manner that will minimize the duration of the impacts of noise and dust to the adjacent areas, note the Director may alter the schedule to minimize the impact to the Neighboring Owners;
- m) a statement of the amount of material that is proposed to be removed;
- n) a report on where and how notice of Blasting, the Pre-Blast Inspections, the procedure to be used to notify Neighboring Owners and the steps a Neighboring Owner is to take in the event that Blasting causes any damage to Land or buildings on the Land;
- o) the name and contact information for the Blasting Engineer;
- p) the name and contact information for the Building Engineer;
- q) the fee as prescribed in the City Fees and Charges Bylaw 2014-07.

5. Permit Authorizing Blasting

If an Owner submits an Application under this Bylaw and the Director considers it safe and prudent to do so, the Director may issue a Blasting Permit in the form contained in Schedule "D" to this Bylaw upon such terms, conditions, and restrictions as the Director determines are appropriate.

An Owner who holds a valid Blasting Permit may conduct Blasting in accordance with the terms, conditions, and restrictions of the Blasting Permit and this bylaw.

The Blasting Permit will be valid for the time period determined by the Director taking into account the schedule provided in the application and the impact of the blasting on the adjacent area.

The Director may, upon the written Application of the Owner extend the Blasting Permit for a further duration of up to 30 days. No further extensions are permitted.

The Director may cancel or suspend a Blasting Permit or the authority to Blast under a Blasting Permit, without raising any liability for delay damages, if there are reasonable grounds to believe that:

- a) the Owner or the Blaster or their agents or employees have violated the Blasting Permit or any applicable law, regulation, bylaw, or ordinance; or
- b) damage to other property or a nuisance has resulted or will result from the Blasting.

6. Notification of Neighboring Owners

Once a Blasting Permit has been issued and at least 15 days before Blasting commences the Owner or their representative shall provide written notice to all Neighboring Owners. The notice must include the following:

- a) the name and business address of the Owner, the Blaster, the Blasting Engineer and the Building Engineer;
- b) the reason for the work;
- c) a description of how the work is to be completed;
- d) an illustration or computer generated rendering of the finished Blast product to help neighbors better understand why they will have to tolerate the Blasting;
- e) a plan of the Blast Area;
- f) a plan of the Pre-Blast Inspection Area;
- g) information on who to contact and the stipulated time frames should a Neighboring Owner wish to register a concern or submit a specific claim for damage related to Blasting;
- h) the approximate quantity of rock to be removed;
- i) any On-Site Processing of Blast Rock and how it will be addressed;
- j) dust and noise control measures to be used;
- k) the date of commencement of Blasting;
- l) the schedule for the work including Blasting and On-Site Processing of Blast Rock;
- m) a description of the methods to be used to safeguard persons and property;
- n) the Maximum Peak Particle Velocity and Frequency Response;
- o) the warning and signaling methods to be used;
- p) the name and phone number of a representative of the Blaster or Owner who will answer telephone calls and provide further information;

- q) notice of the upcoming Pre-Blast Inspection, a description of the inspection process, a request that the Neighboring Owner voluntarily participate in this inspection, and a warning that the Building Engineer may waive the inspection if the Neighboring Owner does not reasonably cooperate; and
- r) prior to every separate Blast, the Owner shall provide forty eight hour written notice to any school, childcare facility, residential care home, hospital, public occupancy building or space, kennel or animal husbandry facility, commercial or industrial building within 400 meters of the proposed Blasting, unless this requirement is waived by the school, childcare facility, residential care home, hospital, public occupancy building or space, kennel or animal husbandry facility, commercial or industrial building.

The Owner shall post signs at every location where vehicles or pedestrians may enter the area affected by a Blast illustrating the warning and signaling devices to be used and providing contact information for the Blaster and the Owner.

7. Pre-Blast Inspection

Once a Blasting Permit has been issued and 3 days after written notice to all Neighboring Owners within the Blast Area has been given, the Building Engineer shall conduct a Pre-Blast Inspection of all structures and outbuildings, swimming pools, foundations, retaining walls, patios and driveways on any parcel of Land in the Pre-Blast Inspection Area. The Building Engineer shall record the results of the Pre-Blast Inspection in a written report. This report must identify with reasonable particularity, and where appropriate with photographs, all pre-existing damage to any property within the Pre-Blast Inspection Area, all conditions that are susceptible to damage from the proposed Blasting and documentation on the steps taken to inspect and secure the signature of the Neighboring Owner on the inspection report should they fail to be able to perform an inspection or secure a signature. The Building Engineer shall sign the report and request that the Neighboring Owner also sign the report. The Building Engineer must obtain the consent of the Neighboring Owner before entering onto their Land to conduct the Pre-Blast Inspection. The Building Engineer shall provide a copy of the Pre-Blast Inspection report to the Director prior to commencing Blasting.

If a Neighboring Owner unreasonably refuses consent to the Building Engineer entering their property for a period of more than 3 days, or does not respond to the Building Engineer's written notice, the Building Engineer may, upon 3 days written notice to the Neighboring Owners of that property, waive the requirement for that property to be inspected. If a Neighboring Owner unreasonably refuses to sign the inspection report for a period of more than 3 days, the Building Engineer may, upon 3 days written notice to the Neighboring Owner, waive the requirement for their signature. The Building Engineer shall make contemporaneous records evidencing all material facts underlying any decision to waive a requirement under this paragraph and include those records in the Pre-Blast Inspection report.

The Owner may provide written notice to the Neighboring Owners under this bylaw by:

- a) mailing the notice to the address or addresses of all Owners registered with the Land Title Office and

- b) either posting the notice on the front door of each individual residence or other occupied structure on the property or leaving it with any adult person who has control of the residence or occupied structure.

Notice by mail is deemed to be received and effective three days after being placed in the mail.

8. Blasting

Blasting may only commence once:

- a) the Blasting Permit has been issued;
- b) notification of all Neighboring Owners is complete; and
- c) the Pre-Blast Inspection report has been completed and submitted to the Director.

The Blaster shall ensure that no material, including fly rock, and no unreasonable dust or debris leaves the site during Blasting or enters the property of any of the Neighboring Owners.

The Blaster must ensure that Blasting Mats are used at all times when Blasting is conducted unless otherwise approved by the Blasting Engineer.

9. Hours of Blasting

Blasting may be carried out from Monday through Saturday, not including holidays, during daylight hours and from 8:30 am through 4:30 pm during the time period indicated in the schedule approve in the Permit. No person shall carry out Blasting at any other time.

10. Hours of On-Site Processing of Blast Rock

The On-Site Processing of Blast Rock may be carried out from Monday through Saturday, not including holidays, during daylight hours and from 8:30 am through 4:30 pm during the time period indicated in the schedule approve in the Permit. No person shall carry out On-Site Processing of Blast Rock at any other time.

11. Blasting Site Safety

The Owner and the Blaster shall comply with all regulations and requirements imposed by WorkSafeBC and any other applicable bylaws and laws of the Provincial or Federal Government.

The Blaster shall cause a Security Person to be stationed at each entry point to the area affected by the Blasting. Prior to any Blast, the Security Person shall signal persons and vehicles to prevent them from entering an area that may be affected by the Blast. The Security Person shall ensure that no blasting occurs while persons or vehicles are present in the area affected by the Blast.

The Blaster shall sound an audible signal at both the commencement and cessation of each Blast.

12. Monitoring

The Owner shall retain a Blasting Engineer and a Building Engineer at the Owner's cost to oversee and monitor the Blasting and Pre-Blast any required Post-Blast inspections.

The Owner and the Blaster and their agents and employees shall comply with the lawful directions of the Blasting Engineer in all matters related to the Blasting.

The Blasting Engineer shall do the following:

- a) monitor and oversee all Blasting;
- b) review all records including drill logs and explosive use records created in relation to the Blasting in a timely fashion;
- c) determine the requirements and schedule for on-site inspections;
- d) undertake either in person or through their designate on-site inspections in accordance with the schedule;
- e) ensure that all Blasting complies with the Blasting Plan, the Blasting Permit, this bylaw, and all other applicable laws and regulations; and
- f) Notify the Owner, Director and Neighboring Owners when Blasting is complete.

The Blasting Engineer shall immediately, and in no event less than 24 hours, notify the Director if the Engineer knows or reasonably suspects that any of the following has occurred:

- a) any person has violated or contravened with the Blasting Plan, the Blasting Permit, this bylaw, and all other applicable laws and regulations with respect to the Blasting;
- b) the Maximum Peak Particle Velocity and Frequency Response has been exceeded;
- c) any property damage has occurred to property owned by a third party as a result of the Blasting; or
- d) any personal injury has occurred as a result of the Blasting.

If the Blasting Engineer ceases to be retained at any time, the Blasting Engineer must immediately inform the Owner, the Blaster and the Director in writing. The Owner and the Blaster shall then ensure that all Blasting and related work on the project ceases until such time as:

- a) a new registered professional is retained to act as the Blasting Engineer, and
- b) a new letter in the form set out in Schedule "C" to Blasting Regulation Bylaw 2016-16 is filed with the Director.

The Owner and the Blaster shall cause ground vibration measurements to be made and recorded in writing during each Blast at the closest structure to the Blast and at any other structures that are sensitive to ground vibrations. The Blaster shall retain all records made under this provision for a period of six years after Blasting is complete.

The Maximum Peak Particle Velocity and Frequency Response at any structure is a particle velocity of 50 millimeters per second or a lesser amount specified by the Blasting Engineer.

The Blaster shall forthwith notify the Blasting Engineer if the ground vibration at any point exceeds the Maximum Peak Particle Velocity and Frequency Response.

The Building Engineer shall do the following:

- a) conduct the Pre-Blasting and any required Post-Blasting inspections and complete the associated reports.

The Blaster shall do the following:

- a) maintain a log of all concerns registered from Neighboring Owners and any specific claim submissions for damage noting: The date the concern or claim was brought forward; The date the concern or claim allegedly occurred; The nature of the concern or claim; The action taken to address the concern or claim; If a Post Blast Inspection is required; The date of the Post Blast Inspection; and The findings and recommendations from the Post Blast Inspection.

13. Post-Blasting Requirements and Liability for Damages

Within 60 days of the Blasting being completed, the Blaster, Building Engineer and the Blasting Engineer shall determine where Post-Blast Inspections shall be carried out. In making that determination they will consider the Blast records, any odd Blast occurrences, the log of Neighboring Owners concerns and all specific claim submissions for damage from Neighboring Owners. The Building Engineer shall complete a Post-Blast Inspection of the identified areas plus on any Land or building on Land where the Neighboring Owner has made a specific claim submission for damage. The Building Engineer must create a report which identifies with reasonable particularity, and where appropriate with photographs his findings regarding any damage caused by the Blasting or that reasonably could have been caused by the Blasting. The Building Engineer shall submit his report to the Owner, Director and each Neighboring Owner that has requested a Post-Blast Inspection.

At any time within 45 days after notice that Blasting has been completed, a Neighboring Owner may give notice to the Owner of a claim for sustained damage as a result of the Blasting.

Upon receiving notice of a claim for damage from a Neighboring Owner, the Owner will forthwith inform the Blasting Engineer and the Building Engineer and provide both with any written documentation, photographs or other evidence received.

The Building Engineer shall investigate all timely reports of damage by Neighboring Owners and any damage noted in the Post-Blasting Report and provide a written report to the Owner and the affected Neighboring Owners setting out in detail the following:

- a) a detailed description of the extent and nature of any damage;
- b) photographs of any damage;
- c) the Building Engineer's opinion on the causation of the damage along with a reasonably particularized statement of the Building Engineer's analysis; and
- d) the Building Engineer's recommendation to repair the damage.

The Owner shall complete any repairs recommended by the Building Engineer to repair damage caused by the Blasting within 30 days or such other time as is agreed between the Owner and the affected Neighboring Owners.

Within 15 days of the date that the Owner is to complete the repairs, the Owner shall provide written documentation to the Neighboring Owner that repairs have been completed to the satisfaction of the Building Engineer.

14. Exemptions

Notwithstanding the provisions hereof, Blasting shall be exempt from all provisions of this Bylaw:

- a) if the Blasting is specifically authorized by a statute or regulation other than the *Local Government Act* or the *Community Charter*; or
- b) if the Blasting is, in the Director's opinion, required on an urgent basis to lessen or eliminate an imminent threat to life, safety, property damage or damage to water, sanitary sewer, storms sewer and electrical systems, public transportation routes, or communication systems, and the Director provides a written exemption allowing the Blasting; or
- c) less than 10 cubic meters of rock or other material is to be blasted by means of detonating not more than 0.3 kilograms of explosive per delay; or
- d) the rock to be blasted consists entirely of boulders separate from bedrock.

15. Prohibitions

Blasting is prohibited within the City except as specifically authorized by this Bylaw.

Anyone who Blasts within the City without a valid Blasting Permit or a valid written exemption under this Bylaw commits an offence.

Anyone who authorizes or permits Blasting on property owned or controlled by that person within the City without a valid Blasting Permit or a valid written exemption under this Bylaw commits an offence.

Anyone who violates the terms or conditions of a Blasting Permit issued under this Bylaw commits an offence.

Anyone who violates the terms of this Bylaw commits an offence.

16. Other Bylaws Apply

All Blasting activities must be carried out in compliance with this Bylaw and the bylaws of the City generally.

Nothing in this bylaw limits the application or extent of any other bylaw, including without limitation Building Bylaw No. 94-45, Earthworks Control Bylaw No. 2006-65, or Good Neighbor Bylaw No. 2012-5030.

17. Penalty

Every person who violates any provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw, or who neglects or refrains from doing anything required be done by any provision of this bylaw, shall be guilty of an offence, and upon summary conviction therefore, shall be liable to a fine not exceeding Two Thousand Dollars (\$2,000.00), or in the alternative, to imprisonment for a period of time not exceeding six (6) months.

Each day during which such contravention is continued shall be deemed to constitute a new and separate offence.

18. Severability

If any section, sub-section, sentence, clause, sub-clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the remaining portions of this bylaw.

19. Repeal

The City hereby repeals Blasting Control Bylaw 2016-01.

READ A FIRST time this day of , 2016

READ A SECOND time this day of , 2016

READ A THIRD time this day of , 2016

ADOPTED this day of , 2016

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

SCHEDULE "A" TO BLASTING CONTROL BYLAW NO. 2016-16

APPLICATION FOR A BLASTING PERMIT

1. Date: _____
2. I, _____, of
(Name of Owner)

(Address)

(Daytime Phone)

am the registered Owner of the following Lands

(Street address)

(Legal description)

Or am doing work on a City Right of Way as described below

3. I hereby authorize _____
(Name of Owner's Agent)
of, _____
(Company Name) (Daytime Phone)

to act as my agent pursuant to Blasting Regulation Bylaw 2016-16.

4. The purpose of the Blasting is:
____ road and utilities ____ utility connections
____ house or garage ____ driveway or parking area
____ other (describe)

5. Estimated total volume of rock to be Blasted _____ m³
6. Expected date of starting of drilling _____
7. Estimated start date of Blasting _____
8. Estimated end date of Blasting _____
9. Estimated start date of On-Site Processing of Blast Rock _____
10. Estimated end date of On-Site Processing of Blast Rock _____
11. The fee as required by Fees and Charges Bylaw 2014-07 is enclosed.
12. The following documentation is provided in support of this application:
 - a) a title search conducted within the past 30 days for the property where the Blasting is to occur;
 - b) a valid Blaster's Certificate in the name of the proposed Blaster;
 - c) an Indemnification Form to the Director from the Owner in the form contained in Schedule "B" to Blasting Regulation Bylaw 2016-16;
 - d) a certificate of insurance in the minimum amount of \$5,000,000 naming as named insureds the Blaster, the Owner, and the City of Penticton providing defense and indemnity protection against all liability for property damage or personal injury arising from or relating to the proposed Blasting;
 - e) a letter of assurance in the form provided by the Director signed by both the Owner and the Blasting Engineer;
 - f) a Blasting Plan that is approved by the Blasting Engineer;
 - g) a plan of the Blast Area;
 - h) a plan of the Pre-Blast Inspection Area;
 - i) a report from the Blaster detailing how drill rigs and compressors are to be muffled, note the Director may require use of equipment to reduce or control noise levels;
 - j) a description of any On-Site Processing of Blast Rock that is to occur including how noise and dust is to be controlled and the schedule for the processing work;
 - k) a description of the purpose of the Blasting;
 - l) a statement of the amount of material that is proposed to be removed;
 - m) a report on where notice of Blasting and the Pre-Blast inspections are to be done and the procedure to be used to notify Neighboring Owners;
 - n) the name and contact information for the Blasting Engineer; and
 - o) the name and contact information for the Building Engineer.

13. The above information is certified to be correct:

(Owners name(s))

(Owner's signature(s) or Authorized Signatory if a Corporation) (Date)

(Owners Agent signature)

(Date)

SCHEDULE "B" TO BLASTING CONTROL BYLAW NO. 2016-16

INDEMNIFICATION FORM

Date: _____

To: The Director of Development Services
 The City of Penticton
 171 Main Street
 Penticton, B.C.
 V2A 5A9

Re: _____
 (Address or Description of Project Location)

The Owner hereby agrees to indemnify and defend The Corporation of the City of Penticton and its agents and employees with respect to all actions, causes of actions, claims, demands, awards, judgments, costs and expenses (including legal fees) arising from or in any way relating to the Blasting and related activities on the above referenced property or location for which a Blasting Permit is applied for pursuant to Blasting Control Bylaw No.2016-16 including without limitation any acts or omissions of the Owner, the Blasting Engineer, the Blaster, the undersigned agent or the employees and agents or any of them . The Owner further undertakes to pay for any and all damage that results to third party structures and property as a result of the Blasting.

(Owners name(s))

(Owner's signature(s) or Authorized Signatory if a Corporation) (Date)

(Owners Agent signature) (Date)

SCHEDULE "C" TO BLASTING CONTROL BYLAW NO. 2016-16

ASSURANCE FORM

CONFIRMATION OF COMMITMENT BY OWNER AND BY BLASTING ENGINEER

Date: _____

To: The Director of Development Services
The City of Penticton
171 Main Street
Penticton, B.C.
V2A 5A9

Re: Verification of Control Measures/Blasting Plan and Monitoring of Blasting by a Registered Professional at:

(Address or Description of Project Location)

Dear Sir:

The undersigned Owner has retained as a Blasting Engineer to review a Blasting Plan and to monitor the Blasting as required by Blasting Control Bylaw No.2016-16 (the "Bylaw").

The Owner and the Blasting Engineer have read the Bylaw. The Owner and the Blasting Engineer acknowledge their responsibilities to each other and to notify the Director of Development Services if the Blasting Engineer ceases to be retained by the Owner either before the date the Blasting Engineer ceases to be retained or, if that is not possible, then as soon possible.

The Owner and the Blasting Engineer understand that where the registered professional ceases to be retained at any time during the project, Blasting and related work on the above project will cease until such time as:

- a) a new registered professional is retained, and
- b) a new letter in the form set out in Schedule "C" to Blasting Regulation Bylaw 2016-16 is filed with the Director of Development Services.

The Blasting Engineer hereby gives assurance that the Blasting Plan reviewed by this registered professional in support of the application for the Blasting Permit substantially complies with Blasting

Control Bylaw 2016-16 and other applicable enactment's respecting safety and meets all reasonable criteria for safety of life and property and will provide the further written assurance required by Section 4, and Section 12 of Blasting Control Bylaw 2016-16.

The Blasting Engineer hereby undertakes to be responsible for field reviews of the Blasting and all other obligations required in the Bylaw.

The Blasting Engineer also undertakes to notify the Director of Development Services in writing as soon as possible if the Engineer's contract for field review is terminated at any time.

The undersigned Blasting Engineer certifies that he or she is licensed to practice as a professional engineer under the Engineers and Geoscientists Act of B.C. and is specialized in rock mechanics.

Registered Professional

Owner

(Registered Professional's Name)

(Owner's Name)

(Registered Professional's Signature)

(Owner's or Owner's appointed agents
signature. (If Owner is a corporation
the
signature of a signing officer must be
given here.)

(Address)

(affix Registered Professional's Seal above)

If the Registered Professional is a member of a firm, complete the following.

I am a member of the firm:

(Name of firm)

and I sign this letter on behalf of the firm.

SCHEDULE "D" TO BLASTING CONTROL BYLAW NO. 2016-16

BLASTING PERMIT

BLASTING PERMIT NO. _____

This permit authorizes the Blaster working for the Owner

Blaster

Owner

(Blaster's Name)

(Owner's Name)

(Blasting Firm)

(Address)

(Address)

(Daytime phone number)

(Daytime phone number)

to Blast at the following location:

(Address or Description of Project Location)

for a period of ____ calendar days from the date of issue of this Blasting Permit in accordance with:

- a) the provisions of Blasting Control Bylaw No. 2016-16
- b) the Blasting Plan as submitted by the Blasting Engineer; and
- c) the recommendations in the Letter of Assurance filed with the application.

Blasting Engineer Name: _____ Daytime contact #: _____

Building Engineer Name: _____ Daytime contact #: _____

Changes from the specifications referred to in the application are listed below and are part of this Permit:

Permit Approved: _____ Date of Permit: _____
Director of Development Services

Extension Approved: _____ Date of Extension: _____
Director of Development Services

Bylaw No. 2016-22

A bylaw to amend the Municipal Ticketing Information Bylaw No. 2012-5021

WHEREAS the Council of the City of Penticton has adopted a Municipal Ticketing Information Bylaw pursuant to the *Community Charter*;

AND WHEREAS the Council of the City of Penticton wishes to amend the "Municipal Ticketing Information Bylaw No. 2012-5021";

NOW THEREFORE BE IT RESOLVED that the Council of the City of Penticton in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This Bylaw may be cited as "Municipal Ticketing Information Amendment Bylaw No. 2016-22".

2. Amendment:

- i. Amend "Municipal Ticketing Information Bylaw No. 2012-5021" by deleting and replacing the following Schedule in its entirety:

- Schedule B22 – Blasting Control Bylaw No. 2016-16

- ii. Schedule B22 attached hereto forms part of this bylaw.

READ A FIRST time this day of , 2016

READ A SECOND time this day of , 2016

READ A THIRD time this day of , 2016

ADOPTED this day of , 2016

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

SCHEDULE B22 to Bylaw 5021

Blasting Control Bylaw No. 2016-16

	SECTION	FINE
1. Blasts within the City without a valid Blasting Permit	15.	\$500
2. Authorize or permits blasting on property owned or controlled within the City without a valid Blasting Permit or valid written exemption	15.	\$500
3. Violates the terms or conditions of a Blasting Permit	15.	\$500



Penticton-Ikeda Sister City Society

c/o HLW Chartered Professional Accountants Inc.

502 Ellis Street

Penticton, BC V2A 4M3

Telephone: 250.492.0871 / Email: contact@pentictonikeda.org / Website: www.pentictonikeda.org

March 14, 2016

Mayor Andrew Jakubeit & Members of Penticton City Council
171 Main Street
Penticton, BC V2A 5A9

Dear Mayor Jakubeit and Council Members,

Re: Penticton-Ikeda Sister City Society – 40th Anniversary Celebration

On behalf of the Penticton-Ikeda Sister City Society, I wish to bring you and all members of council up to date on the plans to celebrate the 40th anniversary of Penticton and Ikeda, Japan's sister city relationship and to request your participation and cooperation in this regard.

As you know, the original sister city agreement was signed by Mayor Allan Kenyon and Mayor Akira Ishii on May 19, 1977. City council in Ikeda and our colleagues in the Ikeda Sister City Society are anxious to recognize this important and historic anniversary and have commenced planning events to accomplish this. I am enclosing a photocopy of the original documents for your interest.

At this time, we have been advised by Ikeda that a celebration will take place around the May 19, 2017 date and will include a City Hall Visit and Mayor's greeting, a welcome party on the first night of our delegation's visit to Ikeda, and a more formal anniversary celebration on the second night. Both events will include speeches and gift exchanges. Undoubtedly other events and/or tours will be organized and details of these will be forthcoming in the next few months.

We are not organizing a formal trip, but rather will assist interested participants in making their own travel arrangements. We have estimated that the costs of airfare, local transportation, accommodation and meals (excluding spending money) will be approximately \$3,000 - \$3,500 per person.

A number of our Sister City Society members have stated that they will travel to Japan to celebrate the anniversary and we are actively promoting participation in this historic occasion. It is very important that the City of Penticton be represented in Japan and we ask that you make this a priority for city council over the next 15 months or so.

Continued.....

Mayor and Council, City of Penticton
Page 2,
March 14, 2016

We have invited our colleagues in Ikeda to come to Penticton later in the anniversary year of 2017 so that we can also celebrate the anniversary here. At this time Ikeda is considering this invitation but has a few issues to deal with and have not yet accepted our invitation. A 2018 return visit is also a possibility. We also request the city's full participation in this event.

Once again I wish to emphasize the importance of representation and participation by you as Mayor as well as other members of Penticton city council. This is extremely imperative to our counterparts in Ikeda to assuring a successful event.

We wish to request a meeting to discuss this further and answer any questions you may have. We will call your office in this regard shortly.

Thank you for your attention to this important matter.

Yours very truly,

PENTICTON-IKEDA SISTER CITY SOCIETY

A stylized, handwritten signature in black ink, appearing to be 'Lester Patrick'.A handwritten signature in black ink, appearing to be 'Bob Harvey'.

Lester Patrick, President and Bob Harvey, Treasurer

Enclosure

The Declaration of Sister Cities

*City of Penticton and City of Ikeda
hereby declare the consummation of the
declaration of sister cities, trusting that
the promotion of the friendly exchange in
industry, economy, culture, and sports, and
the mutual understanding and the amity
between the two cities, both located in the
northern region, will contribute to world
peace and to promotion of community
development.*

19 May, 1977.



Kenneth Allan Kenyon
Mayor of Penticton



Akira Ishii
Mayor of Ikeda.

City of Penticton and City of Ikeda
hereby declare the conclusion of the declaration of sister
cities trusting that the promotion of the friendly exchange
in industry, economy, culture, and sports, and the mutual
understanding and the amity between the two cities, both located
in the northern region, which will contribute to world peace
and to promotion of community development.

19 May, 1977



Kenneth Allan Kenyon

Mayor of Penticton



Akira Ishii -

Mayor of Ikeda

REGULAR COUNCIL MEETING MINUTES
CORPORATION OF THE CITY OF PENTICTON
MONDAY, DECEMBER 16, 2013
CITY HALL COUNCIL CHAMBERS, 171 MAIN STREET, PENTICTON, BC

RESOLUTIONS

901/2013

It was MOVED and SECONDED

THAT the City continue to support the volunteer work with the Ikeda City Society with respect to maintaining the Japanese Gardens;

AND THAT Council welcome and host visiting delegations;

AND FURTHER THAT Council explore reciprocal international partnerships within North America in lieu of additional sister cities.

CARRIED UNANIMOUSLY



APR 13 2016

April 8, 2016

Ref: 166815

His Worship Mayor Andrew Jakubeit
City of Penticton
171 Main St
Penticton, BC V2A 5A9

Dear Mayor Jakubeit:

The Province of British Columbia knows that British Columbians have expressed an interest in seeing greater choice, convenience and competition in the availability and provision of transportation and accommodation services. Companies such as Uber, Lyft and Airbnb may present opportunities to meet changing public expectations.

In considering the opportunities that these services may provide, it is important that the Province understands any impacts that could result for consumers, host communities and existing service providers. The many people currently providing passenger and accommodation services in British Columbia have made investments, providing jobs and valuable contributions to the economy. Thought must be given as to how any new services are regulated, recognizing the need to be respectful of existing industry participants while at the same time being fair and equitable to any possible new entrants to these sectors.

To this end, over the coming months, I will be meeting with a wide array of stakeholders to explore issues pertaining to the sharing economy and develop a better understanding of the opportunities and challenges that they provide for citizens and communities.

Locally elected officials from both urban and rural regions will have important perspectives on the issues and opportunities surrounding the sharing economy, and I am eager to draw these out as part of the consultation process. It is my hope that I will be able to engage with as many local governments as possible in person over the coming months. Regardless of whether we are able to undertake this discussion in person, I would also value the opportunity to review your thoughts on this matter via any written submission you may care to provide to me, and I encourage you to consider sending your thoughts to me directly by email at: CSCD.Minister@gov.bc.ca.

Your perspectives could include ideas on how sharing and existing service economies could be integrated, on perceived challenges and opportunities, and on provincial and local government roles in regulating and facilitating any changes we might contemplate.

.../2

His Worship Mayor Andrew Jakubeit
Page 2

I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Fassbender', with a stylized, cursive script.

Peter Fassbender
Minister

Minutes



SOEC Select Committee Meeting

held at South Okanagan Events Centre Boardroom
853 Eckhardt Ave. W., Penticton, B.C.

Friday, April 1, 2016
at 12:00 p.m.

- Present:** Andrew Jakubeit, Mayor
Dave Bushby, Chair
Don Kendall, Member at Large
Duane Jordan, Member at Large
- Staff:** Eric Sorensen, Chief Administrative Officer
Colin Fisher, Chief Financial Officer
Lori Mullin, Recreation & Culture Manager
Lorraine Williston, Committee Secretary
- Guests:** Dean Clark, SOEC General Manager
Kevin Webb , SOEC AGM/Director of Events
Paul O'Beirn, AGM/Director of Sales, SOEC

1. **Call to order**

The SOEC Select Committee was called to order by the Chair at 12:14 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the SOEC Select Committee adopt the agenda dated April 1, 2016 as circulated.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED

THAT the SOEC Select Committee adopt the minutes of the October 21, 2015 meeting as circulated.

CARRIED UNANIMOUSLY

4. New Business

4.1 YTD Financials vs. 2016 Budget Projections

The SOEC General Manager provided an overview of the year to date financials. Several factors that impacted revenue included events set up in a half house configuration and lower margins on food and beverage costs related to the BC Winter Games held in February. Their focus is to keep marketing the facility and confirmed they will not be moving forward with their approved inflation wage increases. The wages will be reviewed at a later date.

The SOEC General Manager stated the budget for utilities has been reduced by \$30,000 in line with the Council approved budget. Questions and discussion followed including discussion on the impact of eliminating volunteers at hockey games. This was done earlier in the year and has increased costs by about \$700 per game. While this is an increased cost, it has made staff planning more precise and the cost has been offset by good crowds for the games.

The SOEC General Manager provided an update on suite sales and catering. Suite and bar rail and deck rentals are behind targets due to concerts not being full. Club seat sale renewals are at 85%. Advertising and sales will meet budget and the PTCC is slightly above budget.

4.2 Penticton Trade & Convention Centre Status

The SOEC General Manager reported two major conferences are not returning due to lack of hospitality and is a huge loss. The cancellation of an event slated for March was another loss. The Penticton BC Winter Games food and beverage margins were very low. Sales positions that were eliminated have affected their sales for regional and local events. Questions and discussion followed.

The SOEC General Manager stated that the City's discussions about amalgamating facilities, has negatively impacted the PTCC in procuring future business and encouraged the City to make an announcement ASAP to clarify the information that was reported.

4.3 Corporate Sales

The SOEC General Manager stated they have been receiving requests to sell past their contract date of June 2019 and is seeking authorization from this committee to allow staff to sell past the June 2019 contract date. Discussion followed.

It was MOVED and SECONDED that the SOEC Select Committee recommends to Council:

**THAT Council authorize Spectra, specific to corporate sales such as advertising and premium services, to sell past their contract date of June 2019;
AND THAT any sales after the contract expiry date are to be pro-rated at the average fair market rates with no front loading.**

CARRIED UNANIMOUSLY

5. **Adjournment**

It was MOVED and SECONDED

THAT the SOEC Select Committee adjourn at 12:58 p.m. to a closed meeting pursuant to the provisions of the *Community Charter* sections 90 (1) as follows:

- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

CARRIED UNANIMOUSLY

Minutes



Community Sustainability Committee Meeting

held at The City of Penticton, Committee Room A
171 Main Street, Penticton, B.C.

Wednesday, April 6, 2016
at 1:30 p.m.

- Present:** Tarik Sayeed, Councillor
Chris Allen, Chair
Donna Lomas, Okanagan College Representative
Pam Moore, Interior Health Representative
Ryan Foster, Member at Large
Phil Hawkes, Member at Large
- Staff:** Blake Laven, Planning Manager
Lorraine Williston, Corporate Administrative Secretary
- Guest:** Janice Larson, Executive Director, Regional Innovation Initiatives
Ministry of Technology, Innovation and Citizens' Services
Nicholas Hill

1. Call to Order

The Community Sustainability Committee was called to order by the Chair at 1:32 p.m.

2. Adoption of Agenda

It was **MOVED** and **SECONDED**

THAT the Community Sustainability Committee adopt the agenda for the meeting held on April 6, 2016 as amended (refer to item 6.3).

CARRIED UNANIMOUSLY

3. Adoption of Minutes

It was **MOVED** and **SECONDED**

THAT the Community Sustainability Committee adopt the minutes of the March 2, 2016 meeting as circulated.

CARRIED UNANIMOUSLY

4. Delegation

4.1 Janice Larson, Executive Director, Regional Innovation Initiatives

The Executive Director, Regional Innovation Initiatives provided information on her role in assisting communities in advancing innovation and technology opportunities and looking for

ways to optimize the innovation assets in this region. An inventory of assets is available and the Executive Director will forward it to the Committee Secretary for distribution.

The Executive Director stated she is here to assist communities and be part of our team in achieving any goals in community sustainability and can help with information on funding resources, project partners or venture capital partners etc.

The Executive Director stated conference board reports noted one area that is lacking is ways to improve innovations for small to mid-size businesses. Some businesses felt there could be more interaction between post-secondary and businesses on how to improve competitiveness and innovation.

The Executive Director provided information on what opportunities exist. British Columbia, in particular, has opportunities in agriculture and food, tourism, education, talent in infrastructure development and an abundant diversity of natural resources. A recent McKinsey & Company report identified that the global demand for water could rise as much as 50% by 2030, global agriculture production will have to increase 38% by 2030 and 60% by 2050 and natural gas production will need to rise 50% by 2030 to meet expected demand.

Discussion and questions followed. The Executive Director noted there are more funding opportunities at a federal level. Projects ready to go will have a better chance at accessing these funds. Provincial level is limited. The Provincial Government is looking for recommendations for climate action initiatives. Deadline to provide a comment is April 8.

Donna Lomas and Nicholas Hill left the meeting at 2:26 p.m.

5. Business Arising from Prior Meetings

6. New Business

6.1 Planning Department – Zoning Bylaw Review

The Planning Manager presented information on the City's Zoning Bylaw review. The current bylaw is five years old and staff have identified opportunities to make the bylaw easier to use, understand, efficient and more valuable to the development community. Minor changes will be made and the use of plain language for better clarity and understanding. They will be no major policy or mapping changes. The work plan schedule was reviewed. Between March and June, milestones include committee presentations, staff workshops, public information sessions and bylaw then submitted for legal review and referrals. Committee was asked for input with respect to incorporating sustainability into the bylaw. The Planning Manager to provide the committee with the list of proposed changes and development cost charge amendments for review and comment. Questions and discussion followed.

6.2 Net Metering Policies

The Chair asked staff to look into the City's policy regarding net metering. In 2010/2011 this committee made recommendations to Council to provide a rebate for customers who switched over from electrical meters to net metering. Staff to research and provide an update at a future meeting.

6.3 Okanagan Similkameen Healthy Living Coalition

The Interior Health representative provided information on the Okanagan Similkameen Healthy Living Coalition. This group's focus is on the development of healthy living initiatives at a community level and noted they will be hosting an upcoming food security symposium. Discussion followed and it was agreed it would be beneficial to invite them to a meeting. The Chair to invite a representative to the next meeting.

7. **Next Meeting**

The next regularly scheduled meeting of the Community Sustainability Committee is scheduled for May 4, 2016.

8. **Adjournment**

The Community Sustainability Committee adjourned the meeting at 3:15 p.m.

Minutes



Parks & Recreation Master Plan Steering Committee Meeting

Held at City of Penticton Committee Room A
171 Main Street, Penticton, B.C.

Friday, April 8, 2016
at 3:00 p.m.

Present: Andrew Jakubeit, Mayor
Kevin Gabriel, Penticton Indian Band Representative
Adolph Steffen, Development Community Representative
Barb Hoolaeff, Special Event Group Representative
Gary Denton, Tourism Penticton Representative
Sharon Devlin, Member at Large
James Palanio, Member at Large
Ron Ramsay, Member at Large
Peter Dooling, Member at Large

Staff: Mitch Moroziuk, General Manager of Infrastructure
Jeff Lynka, Parks Supervisor
Lori Mullin, Recreation & Culture Manager
Tina Lee, Communications Officer
Lorraine Williston, Corporate Committee Secretary

Guests: Catherine Berris, Urban Systems Representative
Shasta McCoy, Urban Systems Representative
Gabriele Haas, GDH Solutions Representative

1. Call to Order

The Parks & Recreation Master Plan Steering Committee was called to order by the Chair at 3:00 p.m.

2. Adoption of Agenda

It was MOVED and SECONDED

THAT the Parks & Recreation Master Plan Steering Committee adopt the agenda for the meeting held on April 8, 2016 as circulated.

CARRIED UNANIMOUSLY

3. Adoption of Minutes

It was MOVED and SECONDED

THAT the Development Services Advisory Committee adopt the minutes of the January 19, 2016 meeting as circulated.

CARRIED UNANIMOUSLY

4. Delegation

4.1 Urban Systems

The Urban Systems representatives reviewed the work plan and proposed project schedule and outlined the next phases including data collection, consultation and engagement, analysis stage - technical part where visions, goals and objectives are developed, determine how much parkland there is, review bylaws and services and hold the first Council workshop. Following these key findings, the first version of the master plan will be drafted, reviewed by the committee and an open house will be held to present the plan to the public for feedback. Once feedback has been received, a second draft of the master plan will be completed, a second Council workshop and open house will be held followed by the finalization of the master plan. A copy of the work plan to be distributed to members by the Committee Secretary.

The Urban Systems representatives identified key strategies and provided additional information as follows:

- Community engagement process – working closely with City Communications Officer to get the information out there through various avenues;
- Communications – identifies the methods of communication;
- Community survey – The RFP requires a statistical survey to be done. A telephone survey is the proposed method;
- Supplemental surveys – going to special interest groups like soccer, baseball, etc. and general interest groups;
- Tourist survey – how do we target tourists? Looking at putting cards with a link for an online survey at key locations. Discussion on how to connect with tourists, committee suggestions included handing out surveys to hotel guests, targeting groups like rock climbers etc.;
- Focus group workshops to include City Council, PIB Chief & Council, City Staff, Parks & Recreation Master Plan Steering Committee, tourism and event organizations, community service groups, seniors organization, children and family organizations, sport field users, outdoor facility users, aquatic facility users and arena users and other indoor users, youth workshop, environmental and trail group, vendor and commercial users on parkland;
- Youth engagement – in addition to youth workshop – Urban Matters has found this method successful by setting up a table in highly visible areas in high schools and offering chocolate etc. to those who fill out a short survey;
- Interviews – with organizations who are important with how the master plan unfolds and would include the RDOS, School District, Spectra and PIB;
- Open houses – held at the beginning, middle and end. Opportunity to be creative on where we hold them and how. Suggestion to also have information available at the downtown farmers market.

Discussion followed on what inventory was in other communities. Staff to contact other communities for that information.

The Urban System representatives asked the committee to identify what the key issues are. Comments included the following:

- public engagement
- commercial use of public parkland
- Three Mile Beach issues
- dogs on beaches and in parks
- lack of balance between dry sports using arenas and hockey

- connectivity between a special analysis, large empty parks and indoor facility usage, amount of park space we have and what if we need more
- aging recreation facilities
- changing facilities within parks to accommodate residents
- lack of a softball facility/complex
- growth of pickle ball
- indoor tennis bubble installment
- indoor multi-purpose facility
- need for a permanent park stage for facilities
- need for more off-leash walking trails more parks for dogs
- day moorage and lack of, access for boaters and activities
- protection of the wet lands
- commercial use of parkland

The Urban Systems representatives reviewed the requirement for project branding and provided examples that were produced for other communities and corporations.

Branding theme – what are the things we want to express through this process and what words should the slogan include. Theme suggestions included:

1. A place to stay forever
2. Hiking trails/Sports/family parks/
3. Green space and water
4. Peach
5. Grapes
6. Land between two lakes
7. Social, recreational and environmental
8. City brand colours
9. Preserving and enhancing our assets
10. Blues and greens

Following a quick survey, the top choice was 'A place to stay forever'

Slogan suggestions included:

1. Citizen's plan
2. Our lifestyle depends on parks and recreation
3. Place to play whatever together
4. Everything is close
5. From shining water to shining water
6. Ride KVR trail to wineries
7. Have a say on how you play
8. Our place to play

Following a quick survey the top two choices were:

1. Have a say on how you play
2. Place to play whatever together

The Urban Systems representatives and GDH Solutions representative explained the purpose of a community survey is to find out what people are doing. Questions will be based on the following categories:

- Participation and frequency
- Satisfaction with parks, facilities, programs
- Suggested improvement/priorities
- Perspective on commercial operations – No. 1 hot button item
- Role of Penticton – do we ask or not?

- Crime/vagrancy? May not be the right forum for this question
- Demographics – ask a few basic questions
- Willingness to pay – another possible question

Discussion on survey questions followed.

The Urban Systems representatives confirmed the next steps will be to prepare the communication and engagement strategy, branding and draft survey questions. Urban Systems will be working with staff on the survey questions and once done, will email the committee the questions for review.

5. **Business Arising from Prior Meetings**

6. **New Business**

6.1 Parks and Recreation Site Tours

The Parks Supervisor asked the committee if they would like to attend a site tour. The majority were in favour and their preference was to tour the sites over a two day period. The Committee Secretary to send out potential dates and times for both tours.

7. **Council Outcome**

Council Resolution 67/2016 from the minutes dated January 19, 2016 was received.

8. **Next Meeting**

The next regularly scheduled meeting of the Parks & Recreation Master Plan Steering Committee will be held in May, a date to be determined.

9. **Adjournment**

The Parks & Recreation Master Plan Steering Committee adjourned the meeting at 5:04 p.m.