REGULAR AGENDA

A. APPROVAL OF AGENDA

1. Advisory Planning Commission Electoral Area “F” – October 20, 2014
   (Opportunity for Introduction of Late Items)

   RECOMMENDATION 1
   That the Agenda of the October 20, 2014 Advisory Planning Commission Electoral Area “F” meeting be approved as presented.

B. ADOPTION OF MINUTES


   RECOMMENDATION 2
   That the minutes of the September 29, 2014 Advisory Planning Commission Electoral Area “F” meeting be adopted as circulated.

C. DELEGATIONS

1. Electoral Area “F” Official Community Plan Review
   Laura Frank, Sustainability Coordinator / Planning Technologist
   – Staff report dated July 21, 2014
   – Terms of Reference

D. NEW BUSINESS

1. Electoral Area “F” Official Community Plan Review
   – See Item C.1

2. Referral Application [For Information Only]
   Splatsin Proposed N2C First Nation Woodland License Area
   File No. 14-0318-F-REF

E. ADJOURNMENT
MINUTES of a REGULAR meeting of the ADVISORY PLANNING COMMISSION ELECTORAL AREA ‘F’ of the REGIONAL DISTRICT OF NORTH OKANAGAN held at the Enderby Fire Hall on

Members: C. Dale Fennell  
Keith Gray  
Bob Honeyman  
Bernie Moubray  
Tilman Ernest Nahm  
Robert Whitley

Other: Jackie Pearase, Electoral Area “F” Director  
Monica Nahm, Recording Secretary

Guests: Walter Flathen, Harold Freeman, Betty Freeman

CALL MEETING TO ORDER

The Chairperson, Keith Gray called the meeting to order at 7:06 pm.

A. ADOPTION OF MINUTES


Moved by: Bernie Moubray  Seconded by: Tilman Nahm

“That the minutes of May 26, 2014 regular meeting of the Advisory Planning Commission of Electoral Area “F” be adopted as circulated.”

CARRIED

NEW BUSINESS

Development Permit with Variances Application  
River’s End Estates Ltd. c/o Walter Flathen  
File No. 14-0028-F-DP

Moved by: Robert Whitley  Seconded by: Tilman Nahm

“Robert Whitley proposed that the APC should accept the Planning Departments recommendation. That upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the property legally described as Lot 2, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471 Except Plans 28790 and H809 located at 8192 Highway 97A, Electoral Area “F” to vary the following sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003:

1. Section 505.3 varying the maximum allowable height of cabins from the lesser of 8 metres (26.25 feet) or two storeys to the lesser of 9.75 metres (32.0 feet);
2. Section 505.10.c by varying the maximum allowable size of accessory buildings (sheds) from 7.432 m2 to 9.9 m2;
3. Section 505.10.c by varying the maximum allowable size of the existing accessory building located at site LS42 from 7.432 m2 to 11.15 m2;
4. Section 505.10.c by varying the maximum allowable size of a deck or sunroom attached to a recreation vehicle from 50% of the Gross Floor Area of the recreational vehicle to 50.0 m2.
5. Section 505.10.c by varying the maximum allowable height of sunroom walls from three feet above the floor level to full wall height on the west side of the Park Model sunroom addition located at site LS16 only; and further;

That the Development Permit with Variances contain the following conditions:
1. The dimensions and siting of the cabin sites, campsites, building and parking areas on the land be in general accordance with the site plan attached as Schedule A to the Planning Department Report dated September 15, 2014;
2. The form and character of cabins to be constructed on the land be in general accordance with the elevations attached as Schedule b to the Planning Department Report dated September 15, 2014. This hereby amends the previous Development Permit No. 02-0474-F-DP issued on February 12, 2003 by replacing Schedule A.1;
3. The landscaping on the land be in general accordance with the landscape plan attached as Schedule C to the Planning Department Report dated September 15, 2014;
4. Accessory building (sheds) must be finished with material to match the recreation vehicle located on the same site. This hereby amends the previous Development Permit No. 02-0474-F-DP issued on February 12, 2003;
5. Development of the subject property shall be in accordance with Modification Covenant CA3940183; and further,

That issuance of the Development Permit with Variances be withheld until the Regional District of North Okanagan receives notification from the Ministry of Environment that their conditions have been satisfied; and further,

That an exemption to Section 1701.3.b.i. of the Regional District of North Okanagan Zoning Bylaw No. 12888, 2003 be approved for the property legally described as Lot 2, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471 Except Plans 28790 and H809 and located at 8292 Highway 97A, Electoral Area `FÈ to permit eh Shuswap River flood plain setback be reduced from 30 m to 26.34 m for above grade cantilevered decks attached to seasonal cabins located on Sites RS1 to RS16 as show on the site plan attached as Schedule A to the Planning Department Report dated September 15, 2014.

Discussion ensued including the following:

● Robert Whitley stated that he had been out to the site and his questions had all been answered regarding the sheds, sundecks, increase in height of cottages and size of the decks. Pleased to see the roads were fairly wide and they had a good fire system in place.
● Tilman Nahm questioned the cantilevered decks and the potential in the future to have supporting pillars added. Walter Flathen assured the APC that that would not be allowed and the decks had to be structurally engineered."

CARRIED

Referral Application – For Information Only
Aboriginal Affairs c/o Front Counter BC
File No. 14-0257-F-REF

Discussion ensued including the following:
● Jackie Pearase on the map showing the highway and the light line is an old right away that is not used anymore and they are giving it back to the band.
● Keith Gray’s only concern with this is it looks like some old accesses coming off the highway if you give it away and need it in the future for further road work, for example if you needed another road paralleling the old tracks, if they wanted to split the highway, you would just
have to buy it back.

Referral Application – For Information Only
Baird Bros Ltd. c/o Ministry of Energy and Mines
File No. 14-0255-F-REF

Discussion ensued including the following:
- Dale Fennell wanted to know if there had been any objections yet from the homeowners in that area. There will be a lot of noise, truck traffic dust etc.
- Jackie Pearase said to her knowledge there had been nothing yet.
- Keith Gray noted there were notices in the paper and once the work begins it will be quite noisy and there could be complaints then.

Referral Application – For Information Only
Tolko
File No. 14-0256-B-REF

Discussion ensued including the following:
- Dale Fennell said this is an opportunity to look at work they have not done yet. The deadline for referral is September 15th; the Planning Department would have had a chance to look at this but by the time we see it has already expired. The other issue is you cannot make out the maps. The Regional District needs to understand that if there is such an important issue as this, we need more lead time to bring forth any of our concerns and it has to be something they can understand when they look at the map. Now Tolko and the ministry, they can all say they have done their due diligence but have they? More pressure must come from the Regional District.
- Jackie Pearase said there is an electoral area meeting on Thursday and she was going to bring up all of their objections again.

APC Information only:

Keith Gray wanted the APC to know the ruling for Keith Richard and Anne Hadfield who have that piece of property that was at the top of the halfway out to Mabel Lake where we had said it was okay to have strip of land on that property to be included in the ALR, it has now been agreed by the Agricultural Land Commission to include that into the ALR.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50 p.m.

Certified Correct:
TO: Electoral Area Advisory Committee
FROM: Planning Department
DATE: July 21, 2014
SUBJECT: Electoral Area "F" OCP Review Terms of Reference

RECOMMENDATION:

That it be recommended to the Board of Directors that the Terms of Reference for the review of the Electoral Area “F” Official Community Plan attached to the report dated July 21, 2014, be endorsed.

DISCUSSION:

The current Electoral Area “F” Official Community Plan (OCP) was adopted in 2004. Since the adoption of the OCP there have been a number of amendments to the plan, adoption of the Kingfisher Local Area Plan, changes to provincial legislation and the adoption of the RDNO Regional Growth Strategy (RGS) Bylaw which all need to be reflected in the updated OCP.

Draft Terms of Reference for the review of the OCP have been developed by staff in consultation with the Electoral Area “F” Director. A copy of the Draft Terms of References is attached for review and endorsement.

The project will be largely completed internally by RDNO staff with the potential to hire consultants for graphics and other components of plan development as deemed necessary. The decision to undertake this OCP review internally is based on the need to ensure the final product addresses all the issues identified by the community and the RDNO and to avoid duplication of effort which was the experience in the case of the recent review of the Electoral Areas “D” and “E” OCP and Kingfisher Local Area Plan. In the case of the Electoral Areas “D” and “E” OCP review, a consultant was contracted to undertake the review at a cost of $69,630.00. In addition to this, RDNO staff spent an excess of 500 hours on the review at an estimated cost of over $23,000.00. The Kingfisher Local Area Plan was also undertaken by a consultant at a cost of $39,532.50. In addition to this, RDNO staff spent an excess of 400 hours on the review at an estimated cost of over $18,400.00. It is felt that an internal review will be a more efficient use of funds and staff time.

Since the adoption of the Electoral Areas “D” and “E” OCP, staff have completed the internal review of the Electoral Areas “B” and “C” OCP. This Bylaw is currently moving through the adoption process. The Electoral Area “B” and “C” OCP reflects the current community goals and objectives and addresses some of the unique challenges that face these communities. Staff are pleased with how the planning process has unfolded and feel the final document responds well to community concerns and improves upon the direction, content and flow of the previous OCP. The internal staff review was carried out in accordance with the Terms of Reference and was on budget.
Funding

The budget for the review of the OCP is detailed below in Table 1 and includes staff time and disbursements and is estimated at $77,600.00.

<table>
<thead>
<tr>
<th>Staff Time</th>
<th>$ 62,500.00</th>
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<tr>
<td><strong>Disbursements</strong></td>
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<tr>
<td>Venues</td>
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<td>Mail outs/ Phone Surveys</td>
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<td>Advertising</td>
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<td>Steering Committee Meals</td>
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<td><strong>Total Disbursements</strong></td>
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<tr>
<td><strong>Total Internal Costs</strong></td>
<td><strong>$77,600.00</strong></td>
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Table 1: Electoral Area “F” OCP Review Budget

For comparison, the cost estimates the RDNO received for the review of the Electoral Areas “D” and “E” OCP (2009) are detailed below.

<table>
<thead>
<tr>
<th>Proposals</th>
<th>Costs</th>
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<tr>
<td>HB Lenarch</td>
<td>$82,255.00 inc tax</td>
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<tr>
<td>Focus</td>
<td>$70,909.00 inc tax</td>
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<tr>
<td>Landeca and Boulevard</td>
<td>$134,867.00 inc tax</td>
</tr>
<tr>
<td>Site 360</td>
<td>$38,550.00 exc tax</td>
</tr>
<tr>
<td>Stantec</td>
<td>$99,712.00 exc tax</td>
</tr>
<tr>
<td>True</td>
<td>$69,630.00 exc tax</td>
</tr>
</tbody>
</table>

Table 2: Electoral Areas “D” and “E” OCP Review cost estimates

If the attached Terms of Reference are endorsed staff will assess the project as a Tier 2 Community Works Fund project and come back to the Electoral Area Advisory Committee with a recommendation to fund it from the Community Works Fund. The project meets the criteria of the Community Works Fund under the category of Capacity Building as long as principles of Integrated Community Sustainability Planning are integrated into the review and this is clearly stated within the objectives of the Terms of Reference.

Timing

The project will commence in the last quarter of 2014 with the majority of the work occurring in 2015. Initial steps will include the development of a public participation strategy and an initial meeting with the steering committee.
SUMMARY:

It is recommended that the Terms of Reference for the review of the Electoral Area “F” Official Community Plan be endorsed.

Submitted by:

Laura Frank, MCIP, RPP
Sustainability Coordinator

Endorsed by:

Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved For Inclusion:

David Sewell, Administrator
Terms of Reference

Regional District of North Okanagan
August 2014
Introduction

The Regional District of North Okanagan (RDNO) is seeking to review the Electoral Area “F” Official Community Plan (OCP). The current Electoral Area “F” OCP was adopted in 2004. Since the adoption of the OCP there have been a number of amendments to the plan, adoption of the Kingfisher Local Area Plan, changes to provincial legislation and the adoption of the RDNO Regional Growth Strategy (RGS) Bylaw which all need to be reflected in the up-dated OCP.

Plan Area

Electoral Area “F” is home to five distinct communities including: Mara; Grindrod; Grandview Bench; Ashton Creek / Trinity Valley; and Kingfisher/Mabel Lake.

Electoral Area “F” falls within the traditional territory of both Splatsin and the Okanagan Indian Band (OKIB). Splatsin is the southernmost community in the Secwepemc Nation. Within the Secwepemc traditional territory Splatsin has a large area of caretaker responsibility. This area of responsibility is described as stretching from the Mica Creek area in the north all the way across the international border to Kettle Falls Washington USA in the south, and west past Monte Lake. The Splatsin First Nation resides on Indian Reserve lands located adjacent to the southern boundary of the City of Enderby and border properties in Electoral Area “F” to the east and west.
The Okanagan Indian Band is the most northern community of the Okanagan Peoples. Their area of responsibility is described as extending from Kinbasket Lake in the north to Meadow Creek in the east, Slocan and West Kelowna in the south and Westwold, Salmon Arm and Sicamous in the west. The Okanagan First Nation resides on Indian Reserve lands located at the north end of Okanagan Lake accessed via Westside Rd and Head of the Lake Rd.

**Official Community Plan**

A number of provincially driven initiatives have been introduced since 2003 and require consideration and implementation within the OCP. These include the Riparian Areas Regulation which requires local governments to implement policies to protect riparian habitat through land use and planning bylaws in addition to new requirements under the Local Government (Green Communities) legislation which requires targets, policies and actions for greenhouse gas (GHG) reductions be included in OCPs.

In 2011 the Board of Directors adopted the RDNO Regional Growth Strategy which provides a vision for the future of the North Okanagan. Individual OCPs within the North Okanagan will play a significant role in the implementation of the RGS at the local level and therefore require updating to reflect this regional directive.

Changes that have been made to the Electoral Area “F” OCP since its adoption include the addition of requirements for Development Permits for the protection of development from wildfire hazard as well as the Riparian Areas Regulations. A block exclusion application of lands from the Agricultural Land Reserve (ALR) was brought forward to the ALC in 2009; a number of properties were excluded from the ALR during this review and their designations should be reviewed to reflect this change. In addition there were a number of revisions to the Rural Land Policies, Commercial, Industrial, Open Space, Special Use Areas and Comprehensive Resort land use policies of the OCP as it relates to servicing (potable water and sewage disposal requirements).

The Electoral Area “F” OCP is supplemented by the Kingfisher Local Area Plan which was adopted in 2011. The Kingfisher Local Area Plan contains forty-seven recommendations and policies that address: Environmental Issues; Peak Season Use/Management; Infrastructure; Emergency Planning; Future Land Use; Residential Policies; Commercial Policies; Parkland and Open Space Recommendations; and Heritage Policies. Each recommendation and policy is unique to the Kingfisher Area; they address local issues as well as work towards ensuring the sustainability of the area into the future.

**Content**

Pursuant to the *Local Government Act*, an OCP is a statement of objectives and policies to guide decisions on planning and land use management. The intent of an OCP is to set out the community vision and ‘course of action’ for the Plan Area through a document that outlines the area’s goals and the policies needed to achieve those goals.

The *Local Government Act* requires that an OCP include policy statements and land use map designations that address a number of issues including:
Electoral Area “F” Official Community Plan Review

- Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- Location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Phasing of any major road, sewer and water systems;
- Location of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- Policies with respect to affordable housing, rental housing and special needs housing; and
- Targets for the reduction of Green House Gas emissions in the area covered by the Plan, and policies and actions of the local government proposed with respect to achieving those targets.

In addition to the required content outlined above, an OCP may include the following:

- Policies relating to social needs, social well-being, and social development;
- Policies respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the OCP; and
- Policies relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems, and biological diversity.

While it is anticipated that additional issues will be identified by the public, staff and the area director during the review process, from a legislative and Regional District policy perspective, the new Electoral Area “F” OCP will need to consider the following:

1. Review of current OCP:
   - Identify obsolete references or policies;
   - Identify policy wording that is ambiguous, unclear or contradictory;
   - Identify policies that have been implemented and which could be removed or amended;
   - Identify policies and provisions that are not consistent with the RGS, the LGA, other provincial policies or current case law;
   - Identify any gaps or issues based on current practice and community values.

2. Updated information to improve the inventory of environmental features (Biodiversity Conservation Strategy). Explore development of policy and guidelines for the protection of the natural environment based on the Biodiversity Conservation Strategy.

3. Review existing Development Permit guidelines to improve language, format, layout, delegation and exemptions.

4. Update the OCP to ensure consistency with the Provincial Riparian Areas Regulation.
5. Investigate the incorporation of greenhouse gas reduction, energy conservation and water conservation policies.

6. Include the size of accessory buildings or additions exempt from wildfire interface development permit guidelines. Up-date exemption section as it relates to the RDNO Fire Prevention Officer (This position no longer exists).

7. Explore development of policy for the protection of significant natural features such as water bodies, wetlands, ecosystems and landscapes.

8. Explore incorporating the Sensitive Habitat Inventory Mapping, Foreshore Inventory Mapping and Shoreline Management Guidelines for the Shuswap River and Mabel Lake into the Riparian Development Permit area guidelines.

9. Explore developing policy to address implementation of the Shuswap River Watershed Sustainability Plan.

10. Review and update OCP designations and mapping of properties removed from the ALR in 2009.

11. Develop policy that discourages subdivision of ALR lands and addresses development footprints e.g. building envelope sizes.

12. Dependent upon community consultation, consider the need to develop more specific triggers / requirements pertaining to the rezoning of properties from Country Residential zone to Small Holdings zone (e.g. need to establish neighbourhood support for smaller lots).

13. Review Fortune Parks agreement / mandate. Update the OCP to reflect the current agreement and provision of parks, trails and public access within the plan area, specifically as it relates to Mabel Lake, Shuswap River and Mara Lake.

14. Identify and reference potential trails within the plan area (Trail development with the Shuswap Trail Alliance? incorporate maps and appendices).

15. Work with adjacent First Nations to develop policy on culture and heritage within the plan area. Explore opportunities for evaluating culture and heritage values as it pertains to development.

16. Work with Splatsin to identify how their community Land Use Planning documents correspond to land use planning in Electoral Area “F”. Identify opportunities for collaboration and efficiencies.

17. Consider adding home occupation policies to support the existing OCP Economic Objectives.

18. Update the OCP to reflect the RDNO Regional Growth Strategy, including the development of a Regional Context Statement to meet the requirements of section 865 of the Local Government Act.

19. Develop policy to reflect the RGS goals and strategies regarding rural protection areas and growth areas.

20. Develop policy with regard to integrated transportation including active transportation and connectivity infrastructure.

21. Develop targets for the reduction of greenhouse gases, and policies and actions to achieve the targets.

22. Consider developing a DPA for the protection of the natural environment.
23. Review policy options that address community housing needs e.g. aging in place, downsizing, multiple families on one property and secondary suites.


25. Review policy wording to ensure consistency with the Zoning Bylaw and Subdivision Servicing Bylaw.

Planning Process

The planning process sets out activities and tasks required to complete the OCP review. Changes to the scope of the OCP review may result in changes to timelines, costs or both. Staff have identified the phases and tasks for the OCP review. The planning process will be undertaken in two phases: Phase 1 – OCP Review and Update and Phase 2- OCP Bylaw Adoption.

Phase 1- OCP Review and Update

Regional District planning staff will carry out the review of the Electoral Area “F” OCP in conjunction with an appointed Steering Committee. The committee is to represent the community’s interests in reviewing and updating the OCP, assisting with the development and implementation of the public consultation program and reviewing the revised Electoral Area “F” Official Community Plan.

This phase is based upon a thorough review and assessment of the existing OCP with community consultation to determine which elements of the existing OCP should be retained, identify any deficiencies and develop new policies to be incorporated. This work involves the review of background information, issue identification, and policy review and development. A summary or interim report will be compiled to provide an update on the proposed changes, concerns and issues that have been raised in the first phase of public consultation.

Phase 2- OCP Bylaw Adoption

Phase 2 consultation will be in accordance with the Local Government Act Section 879 (Consultation during OCP development) and Section 882 (Adoption procedures). This phase will include consideration of the full Board of the OCP and its consistency with the Regional Growth Strategy. The Bylaw will be referred to various agencies for review and comment. Once the referral process is complete and the required amendments have been made the Bylaw will be referred to a public hearing and move through the formal adoption process.

1. Draft Bylaw and staff report for recommendation to the Regional Board for 1st reading and referral. This will include referral to relevant agencies, adjacent municipalities, regional districts and First Nations. The bylaw will also be referred to the Regional Growth Management Advisory Committee for a determination of consistency with the RGS.

2. Refine the OCP bylaw based on referral comments and prepare report for the Board recommending second reading and referral to a public hearing.

3. Undertake public hearing- scheduled and advertised
4. Drafting report of public hearing for Board review and consideration of third reading and adoption of the proposed OCP bylaw.

Public Consultation Strategy

The Regional District endeavors to engage a high level of public involvement in formulating and guiding the development of the OCP. Public participation is perceived to be a way to understand the community, calibrating its views on a variety of topics, and informing and educating on key issues during the planning process. It has been observed that the level of public participation varies substantially in routine decision making opportunities (public hearings, public information meetings and open houses). For this reason it is proposed that participation opportunities will be held in conjunction with community events, community hall meetings and information booths set up at local businesses. It is noted that recent changes to the Local Government Act dictate that consultation must occur early and often, this is in addition to the requirement for a Public Hearing.

Plan development will be facilitated and lead by RDNO planning staff and include consultation with the Director for Electoral Area “F”, First Nations, the Advisory Planning Commission (APC), community associations and the public. A Steering Committee will be formed to guide the process, identify community issues, discuss content of the plan, and help engage the public.

Early in the process, community groups and associations, First Nations and senior government agencies will be contacted to determine their objectives and to ascertain how they would like to participate in the planning program. Liaison will be required with provincial agencies, including the ALC to determine their expectations for this new plan.

Objectives

The review of the OCP will follow the theme of building healthy, sustainable communities, protecting and strengthening the social, economic and environmental assets that support the residents within Electoral Area “F”.

1. To establish a meaningful, open and transparent public engagement process for development and planning matters so the needs of the communities within Electoral Area “F” and adjacent communities, including First Nations, are met. The intent is to define planning issues and to establish if community priorities have changed since the last OCP was adopted.

2. To revisit the appropriateness of policies guiding the location and type of commercial, industrial, agricultural and rural residential land use.

3. To review existing OCP policies and Development Permit criteria within the context of provincial legislative requirements.

4. To seek input and cooperation of the adjacent First Nations, the City of Enderby, Township of Spallumcheen, Columbia Shuswap Regional District and the Agricultural Land Commission (ALC).
Electoral Area “F” Official Community Plan Review

Timeline

As the project progresses, the review process or timeframes might need to be amended to address new issues or allow for more in-depth policy development on community discussions. Such flexibility ensures that the planning process remains responsive to the needs of all participants.

<table>
<thead>
<tr>
<th>Tasks- Electoral Area “F” OCP Review</th>
<th>Timeline</th>
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<tbody>
<tr>
<td><strong>Project Initiation</strong></td>
<td></td>
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<tr>
<td>Board approves Terms of Reference for the Electoral Area “F” OCP review</td>
<td>Sept 2014</td>
</tr>
<tr>
<td>Appointment of the Electoral Area “F” OCP Review Steering Committee</td>
<td>Oct 2014</td>
</tr>
<tr>
<td>Government Agencies notified and invited to participate</td>
<td>Sept 2014</td>
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**Phase 1: OCP Review and Update**

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<table>
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<tbody>
<tr>
<td>High level review of existing OCP</td>
<td>Nov 2014</td>
</tr>
<tr>
<td>Initiate Public Consultation to establish Community Vision, Goals &amp; Objectives</td>
<td>Oct 2014 - Jan 2015</td>
</tr>
<tr>
<td>Detailed review and develop goals and objectives</td>
<td>Jan – March 2015</td>
</tr>
<tr>
<td>Detailed review and development of land use designations and policies</td>
<td>Jan – March 2015</td>
</tr>
<tr>
<td>Detailed review of development permit area policies</td>
<td>Jan-March 2015</td>
</tr>
<tr>
<td>Review Sensitive Habitat Inventory and Foreshore Inventory Mapping (DPA) &amp; Biodiversity Conservation Strategy.</td>
<td>Jan – March 2015</td>
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<tr>
<td>Staff prepare Draft 1 of OCP</td>
<td>May – June 2015</td>
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<tr>
<td>Checking In- Did we Get it Right? Public Review of Draft 1 of OCP</td>
<td>June – July 2015</td>
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<tr>
<td>Staff prepare Draft 2 of OCP</td>
<td>July- Aug 2015</td>
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**Phase 2: OCP Bylaw Adoption**

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<table>
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<tbody>
<tr>
<td>Report to Board for 1st reading and referral to relevant agencies, municipalities, First Nations, and Regional Districts</td>
<td>Sept 2015</td>
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<tr>
<td>Bylaw Revisions based on referral comments</td>
<td>Oct 2015</td>
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<tr>
<td>Report to Board for 2nd reading and referral to public hearing</td>
<td>Nov 2015</td>
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<tr>
<td>Public Hearing</td>
<td>Dec 2015</td>
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<tr>
<td>Report for 3rd &amp; 4th reading / Adoption</td>
<td>Dec 2015 - Jan 2016</td>
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File: 19420-20/N2C

September 10, 2014

Ms. Jennifer deGroot,
Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, British Columbia
V1B 2R9

Attention: Jennifer deGroot

Re: Splatsin Proposed N2C First Nation Woodland License (FNWL) Area – West of Mabel Lake

Dear Ms deGroot:

The Ministry of Forests, Lands and Natural Resource Operations (FLNR) is referring Splatsin proposed FNWL area, west of Mabel Lake to you. The intent of this referral is to inform you of this proposed new area based tenure and as well, for you to identify any operational concerns to the District Manager (DM).

The Okanagan Shuswap Natural Resource District (DOS) received a mandate to proceed with allocating replaceable allowable annual cut (AAC) to First Nations in the form of replaceable forest licences or FNWLs. Splatsin has chosen to pursue a FNWL and has proposed an area for the licence. FLNR is in the process of determining the appropriateness of the area to support the AAC and as part of this process, government consults with First Nations. The District Manager makes recommendation to the Regional Executive Director (RED) on the appropriateness of the proposed area to support the allocated AAC.

The FNWL will be for a term of 25 years to a maximum term of 99 and it is replaceable. The FNWL will provide an opportunity for Splatsin to continue to participate in the forest industry within DOS.

The RED reviews the FNWL application and if approved, he will issue the FNWL. After the issuance of the licence, Splatsin will be required to submit a forest stewardship plan for approval and cutting and road permits for issuance to district staff before any harvesting can commence.

The District Manager will be forwarding his recommendation as to the appropriateness of the proposed area to the RED after October 10, 2014 so please provide any further comments by this date.

If you have any questions about the pending offer and issuance of the FNWL, please contact Andree Maxwell at (250) 260-4625.

Yours truly,

Andrée Maxwell, R.P.F.
First Nation Relations Advisor
Okanagan Shuswap Natural Resource District
Ministry of Forests, Lands, Natural Resource Operations

Attachment(s): Map of Splatsin Proposed FNWL Licence Area