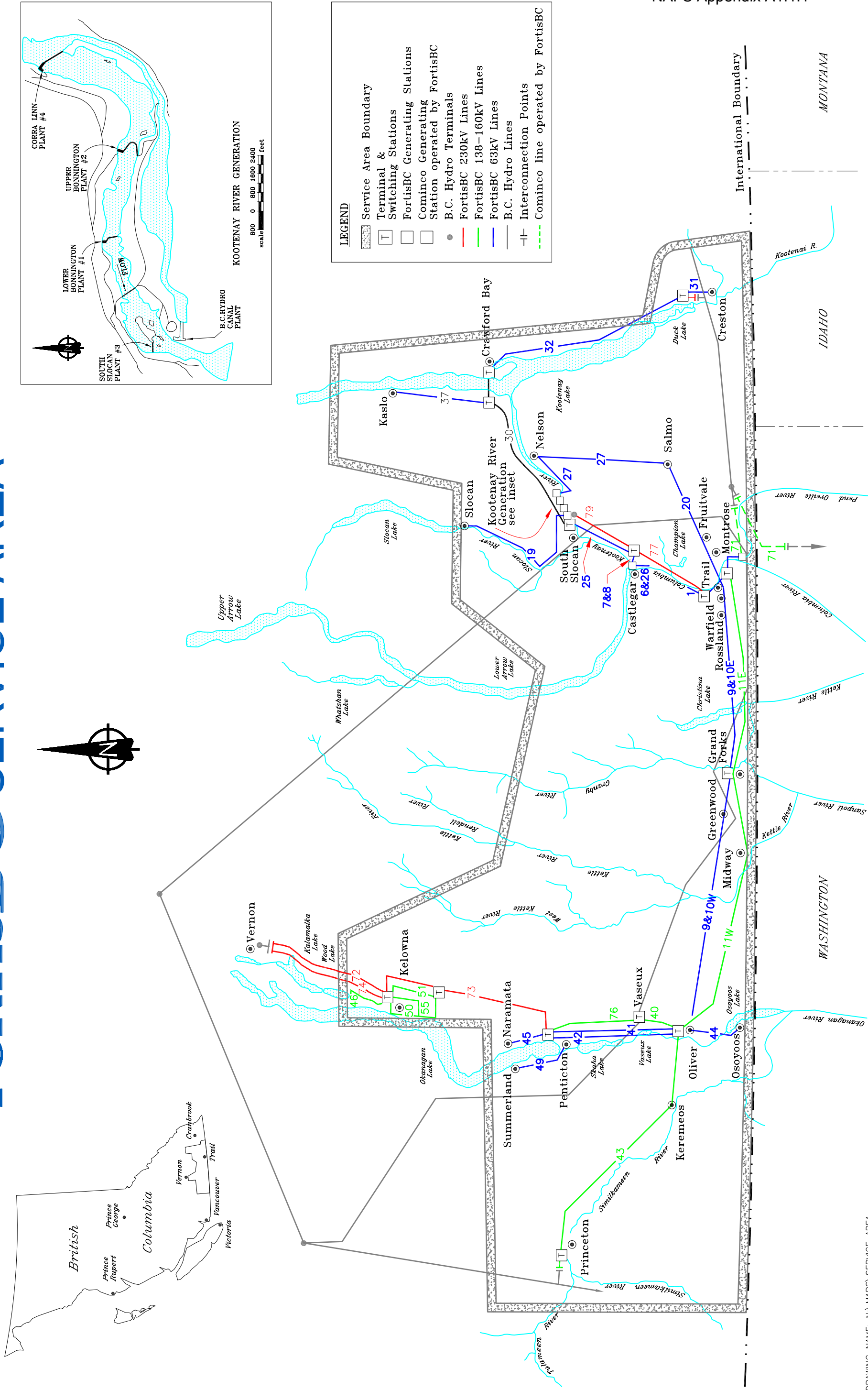


FORTISBC SERVICE AREA

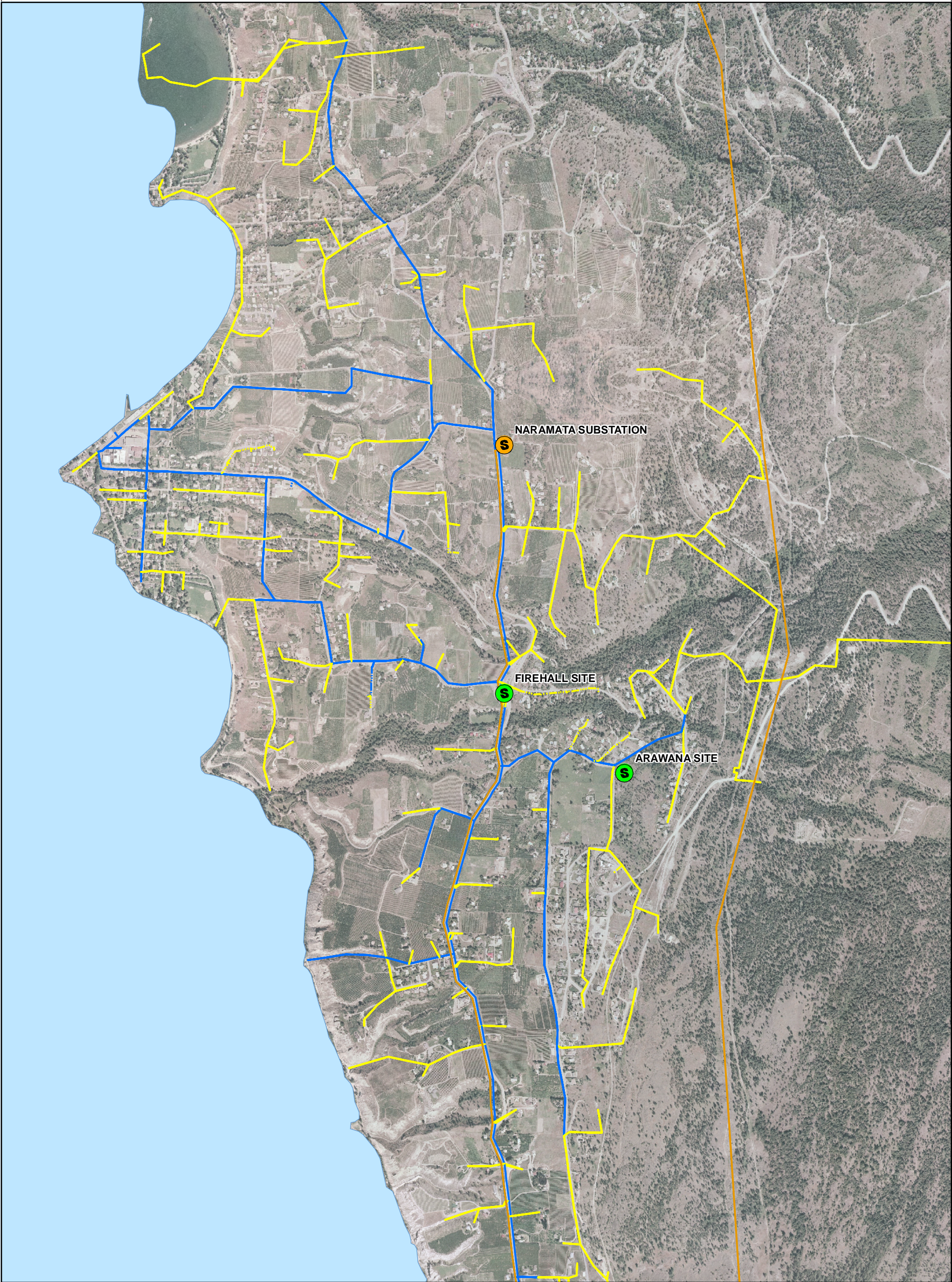


Naramata

Existing Transmission and Distribution



AM/FM GIS Data Integrity Section
1290 Esplanade, Box 130, Trail BC V1R 4L4
<http://www.fortisbc.com>



Legend

Electrical Lines

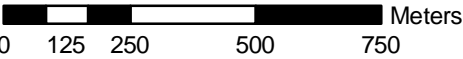
- Single Phase
- Three Phase
- Existing Transmission

Substation

- Proposed Substation Site
- Existing Substation Site



Produced May 29, 2007



Data has been developed using the most current available information, but errors or omissions may exist. Please forward any questions or omissions to the FortisBC AM/FM GIS Data Integrity Section.

Land Title System**Search Results**

For: [PB67269] [CHYMKO, LINDA (P)]

May 30, 2007

As Of: 07/05/30 09:07:23

09:07:24 AM

Folio: **Search by Title Displaying Current Information**

Title Displayed

KAMLOOPS LAND TITLE OFFICE TITLE NO: LA95402
DECLARED VALUE 407000 FROM TITLE NO: KL20569

APPLICATION FOR REGISTRATION RECEIVED ON: 12 JULY, 2006
ENTERED: 21 JULY, 2006

REGISTERED OWNER IN FEE SIMPLE:

FORTISBC INC.
5TH FLOOR, 1628 DICKSON AVENUE
KELOWNA, BC
V1Y 9X1

TAXATION AUTHORITY:

PENTICTON ASSESSMENT AREA

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 026-742-411
THAT PART SHOWN AS STATUTORY RIGHT OF WAY DISTRICT LOT 207 SIMILKAMEEN
DIVISION YALE DISTRICT PLAN KAP81407

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11063

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

L35409 1976-06-28 10:57

REGISTERED OWNER OF CHARGE:

NARAMATA IRRIGATION DISTRICT
L35409

REMARKS: PART ON PLAN A9403

STATUTORY RIGHT OF WAY

LA28634 2006-03-03 10:37

REGISTERED OWNER OF CHARGE:

FORTISBC INC.
LA28634

STATUTORY RIGHT OF WAY

LA95401 2006-07-12 09:35

REGISTERED OWNER OF CHARGE:

FORTISBC INC.

LA95401

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Main Menu	Return			Search Again	Help ?
Print Only Current Title Info.			Print Current & Cancelled Title Info.		

Main Menu	Return				Help ?
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Search Again

	Kamloops	Land Title District
Search by:	Title (QT) - display current info	
Search Criteria:	LA95402	
	Submit	Reset

STATUTORY RIGHT OF WAY PLAN
OVER PART OF LOT 13, D.L. 207,
S.D.Y.D., PLAN 576, EXCEPT PARCEL
A SHOWN ON PLAN A62 AND
PARCEL B SHOWN ON PLAN B5981.
PURSUANT TO SECTION 114 OF THE LAND TITLE ACT.

SCALE: 1:1,000

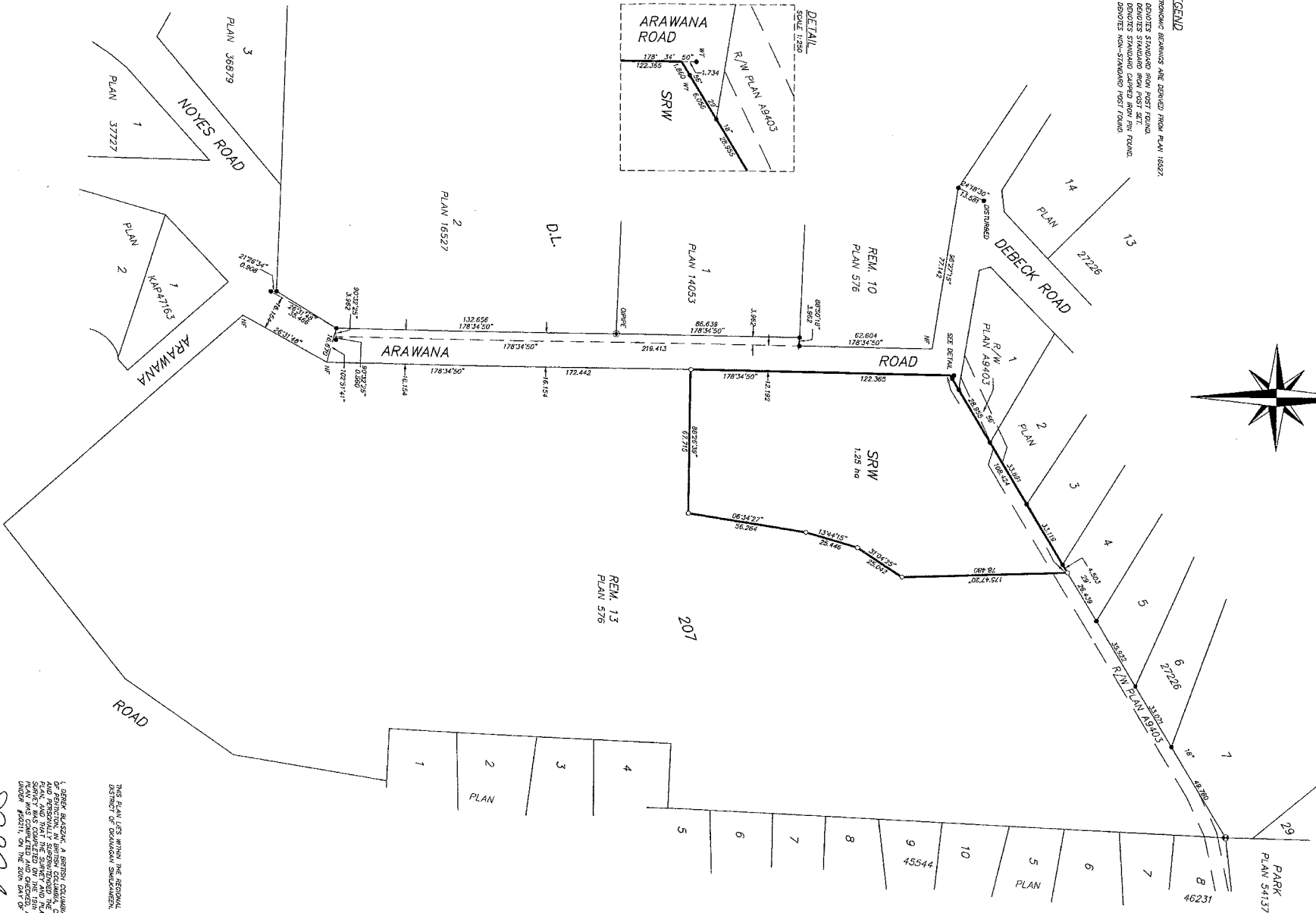


(ALL DIMENSIONS ARE IN METRES.)

B.C.S.S. 02E053



- LEGEND
- ADJUSTED BEARING ARE DERIVED FROM PLAN 16527.
 - ADJUSTED STATIONED FROM POST FOUND.
 - ADJUSTED STATIONED FROM POST SET.
 - ADJUSTED STATIONED DERIVED FROM PLAN FOUND.
 - ADJUSTED NON-STANDARD POST FOUND.



PLAN KAP 81407

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.
THIS 12 DAY OF JULY 2006.

REGISTERED *CLP* LA95401-S.S

THIS PLAN LIES WITHIN THE REGIONAL
DISTRICT OF OKANAGAN SHIRASHIR.

I, DEBBIE BLAZEM, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY
AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS
PLAN. I WAS NOT PRESENT AT THE TIME THE FIELD NOTES WERE
RECORDED, AND I HAVE REVIEWED THE FIELD NOTES AND THE
PLAN WAS CORRECTED AND CHECKED AND THE CORRECTED FIELD
NOTES ARE ON THE CON DAY OF JUNE 2006.

DEBBIE BLAZEM B.C.S.S., C.L.S.

MELANIE HANSEN, REGISTRAR
KAMLOOPS, B.C.
#102-123 MARTIN STREET
KAMLOOPS, B.C. V2C 1A2
TEL: 492-7280 FAX: 492-5580
COP DRAWING NO 2447-D-SW/06C

Naramata Substation

Arawana Road Site Topography



AM/FM GIS Data Integrity Section
1290 Esplanade, Box 130, Trail BC V1R 4L4
<http://www.fortisbc.com>

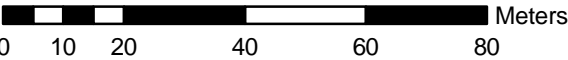


Legend

- Parcel
- 1 Metre Contours**
- Index Contour (5 Metre)
- Intermediate Contour (1 Metre)
- Depression



Produced May 29, 2007



Data has been developed using the most current available information, but errors or omissions may exist. Please forward any questions or omissions to the FortisBC AM/FM GIS Data Integrity Section.

Distances between Residences

FORTISBC

 AM/FM GIS Data Integrity Section <http://www.fortisbc.com>
 1290 Esplanade, Box 130, Trail BC V1R 4L4


Land Title Act

12 JUL 2006 09 35

LA095402

LA95402A

Form A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

Page 1 of 2 pages

SUBMITTED BY
KERSHAW KUROYAMA

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
- PUSHOR MITCHELL** Lawyers, 3rd Floor, 1665
Ellis Street, Kelowna, British Columbia V1Y 2B3,
Phone (250) 762-2108 Client No. 10332
RJP/44139.15/kl(2)
- Signature of Applicant's Solicitor or Agent
-
- 2.(a) Parcel Identifier and Legal Description of Land: *
- (PID) (Legal Description)
- See Schedule See Schedule
- (b) Market Value: \$407,000.00
-
3. Consideration: \$407,000.00
-
4. Transferor(s): *
- VIOLET HAZEL GIBBARD**
-
5. Freehold Estate Transferred: * Fee Simple
-
6. Transferee(s): (including occupation(s), postal address(es) and postal code(s)) *
- FORTISBC INC.**, a public utility, incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at 5th Floor, 1628 Dickson Avenue, Kelowna, BC V1Y 9X1
-
7. Execution(s): ** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officers Signature

Execution Date

Y	M	D
06	07	06

Transferor Signature



VIOLET HAZEL GIBBARD

LARRY D. HALBAUER
Barrister & Solicitor
445 ELLIS STREET
PENTICTON, B.C. V2A 4M1
TEL: (250) 492-7225

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

12 JUL 2006 09 35

LA095401

~~LA95~~

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

Page 1 of 5 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

PUSHOR MITCHELL Lawyers, 3rd Floor, 1665
Ellis Street, Kelowna, British Columbia V1Y 2B3,
Phone (250) 762-2108 Client No. 10332
RJP/44139.15/kl

Signature of Applicant's Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *
(PID) (LEGAL DESCRIPTION)

See Schedule

See Schedule

3. NATURE OF INTEREST: *

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

Statutory Right of Way over part
shown on Plan KAP 81407 Entire Instrument

The Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms

☐ D.F. No.

(b) Express Charge Terms

x Annexed as Part 2

(c) Release

☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): *

VIOLET HAZEL GIBBARD

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

FORTISBC INC., a public utility, incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at 5th Floor, 1628 Dickson Avenue, Kelowna, BC V1Y 9X1

7. ADDITIONAL OR MODIFIED TERMS: *

None

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Party(ies) Signature(s)

Y	M	D
06	07	05

LARRY D. HALBAUER

Barrister & Solicitor

445 ELLIS STREET

KELLOWNA, BC V1Y 2B3

OFFICER CERTIFICATION: (22) All signatures)

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

SUBMITTED BY
KERSHAW KUROYAMA

**LAND TITLE ACT
FORM E****SCHEDULE**

Page 2

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (LEGAL DESCRIPTION)

012-220-752

Lot 13, District Lot 207, SDYD, Plan 576 except Parcel A shown on Plan A62
and Parcel B shown on Plan B5981

RJP/44139.15/cls

PART 2 - TERMS OF INSTRUMENT

Page 3 of 5 pages

Land File No.: Naramata Substation

STATUTORY RIGHT OF WAY

THIS INDENTURE made this _____ day of July, 2006.

BETWEEN:

VIOLET HAZEL GIBBARD, RETIRED
2860 ARAWANA ROAD
NARAMATA, BC V0H 1N0

(hereinafter called "the Transferor")

OF THE FIRST PART

AND

FORTISBC INC., a public utility incorporated by Special Act of the
Legislature of the Province of British Columbia, having its head office
at 5th Floor, 1628 Dickson Avenue, Kelowna, BC V1Y 9X1

(hereinafter called the "Company")

OF THE SECOND PART

WHEREAS:

- A. The Transferor is or is entitled to become the registered owner in fee simple of the lands and premises (hereinafter called the "Lands") described in Part 1 of Schedule "A" attached hereto;
- B. The Transferor has agreed to grant to the Company a statutory right of way over a portion of the Lands;
- C. All those portions of the Lands described in Part 2 of Schedule "A" attached hereto are hereinafter collectively called the "Right of Way Area";
- D. The statutory right of way herein granted is necessary for the operation and maintenance of the Company's undertaking;

NOW THEREFORE in consideration of the sum of ONE (\$1.00) DOLLAR now paid by the Company, (the receipt of which is hereby acknowledged by the Transferor), the Transferor hereby grants and conveys unto the Company a Statutory Right of Way on, over and under those parts of the Lands contained within the Right of Way Area to install, construct and maintain thereon a substation and all related facilities and equipment ("the facilities") including either underground or overhead electrical transmission, distribution and communication systems with the right to dig up the soil and rock thereof for the installation of the facilities, and from time to time to inspect, repair, remove, alter, renew and replace the same or any part or parts thereof, and to clear the Right of Way Area of such growth and material that in the Company's opinion might interfere with or damage the facilities.

AND FURTHER the Transferor acknowledges that the rights hereby granted shall extend to the Company, its agents, servants, licensees and workmen, and all other persons acting on its or their behalf, at all times hereafter by day or night, with or without such vehicles or equipment as it or they may consider necessary.

Notwithstanding any rule of law or equity, the facilities shall at all times remain the property of the Company notwithstanding that the same may be annexed or fixed to the free-hold, and shall at any time and from time to time be removable in whole or in part by the Company, its successors and assigns.

The Transferor covenants that he will not at any time plant any trees or climbing vines on the right of way or do any act that will jeopardize or interfere with the operation or maintenance of the facilities or the rights granted herein; that he will not erect thereon any buildings or structures on the right of way; and that he will cause no damage to nor interfere with the facilities.

The Transferor agrees that the Company may provide a communications company with all the rights granted to the Company under this Statutory Right of Way to install and maintain communications facilities within the Right of Way Area either together with the Company, or in such other conduits or facilities as may be installed by such communications company with full right of ingress or egress as herein granted to the Company.

The Transferor agrees that the Company may make application to convert its interest in the Right of Way Area to fee simple ownership without further payment to the Transferor and the Transferor will do all things necessary to facilitate such action at the expense of the Company.

The rights, privileges and easement hereby granted are and shall be of the same force and effect as a covenant running with the land, and this Statutory Right of Way shall enure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns, and wherever the singular or masculine is used herein, it shall be construed as if the feminine, plural or neuter, as the case may be, had been used wherever the context or the parties hereto so require.

SCHEDULE "A"

PART 1 - DESCRIPTION OF THE LANDS

PID: 012-220-752

Lot 13, District Lot 207, Similkameen Division Yale District Plan 576 except Parcel A shown on Plan A62 and Parcel B shown on Plan B5981

PART 2 - DESCRIPTION OF THE RIGHT OF WAY AREA

The Right of Way Area consists of the following:

That part of Lot 13, District Lot 207, Similkameen Division Yale District Plan 576 except Parcel A shown on Plan A62 and Parcel B shown on Plan B5981 shown outlined in bold on a Statutory Right of Way Plan over Part of Lot 13, D.L. 207, S.D.Y.D., Plan 576, Except Parcel A shown on Plan A62 and Parcel B shown on Plan B5981 prepared by Derek Blaszak, BCLS, dated the 19th day of June, 2006 and deposited in the Kamloops Land Title Office under Plan No. KAP 81407

END OF DOCUMENT

**STATUTORY RIGHT OF WAY PLAN
OVER PART OF LOT 13, D.L. 207,
S.D.Y.C., PLAN 576, EXCEPT PARCEL
A SHOWN ON PLAN A62 AND
PARCEL B SHOWN ON PLAN B5981.**

PURSUANT TO SECTION 114 OF THE LAND TITLE ACT.

SCALE: 1:1000
0 10 20 30 40 50 60 70 80m
(ALL DIMENSIONS ARE IN METRES)
B.C.G.S. 82E.053

PLAN KAP 81407

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.
THIS 12 DAY OF JULY 2006

REGISTRAR LA954056

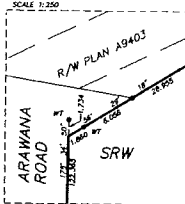
LEGEND

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN 16527.

- DENOTES STANDARD IRON POST FOUND.
- DENOTES STANDARD IRON POST SET.
- ⊙ DENOTES STANDARD CAMPED IRON PIN FOUND.
- ⊙ DENOTES NON-STANDARD POST FOUND.

DETAIL

SCALE 1:250



ARAWANA ROAD

SRW

R/W PLAN A9403

DEBECK ROAD

PLAN 14053

REM. 10 PLAN 576

SRW

ARAWANA ROAD

PLAN 16527

NOYES ROAD

PLAN 36879

PLAN 37727

PLAN KAP47163

ARAWANA ROAD

PLAN 37727

ARAWANA ROAD

PLAN 37727

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PLAN 37727

ARAWANA ROAD

PLAN 37727

ARAWANA ROAD

PLAN 37727

ARAWANA ROAD

PLAN 37727

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SHALIMANEN

I, DORIS BLASZAK, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF VICTORIA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 19th DAY OF JUNE, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #00211, ON THE 20th DAY OF JUNE, 2006.

[Signature]

R.C.L.S. C.L.S.

MELHAMMEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#102-123 MARSH STREET,
VICTORIA, B.C. V8M 1Y8
TEL: 482-7298 FAX: 482-2488
LTD CLIENTS 10913
OUR FILE NO. 2447-13
OUR DRAWING NO. 2447-0-SHW.DWG



**REFERRAL****Development Services Department****Zoning Bylaw Amendment Application**

DATE: July 25, 2006 **FILE NO.:** E-06-02088.000

TO: J. Johnson, Chief Administrative Officer

FROM: M. Horton, Planner

RE: Referral from Regional District Okanagan-Similkameen
 Owner: Violet H Gibbard
 Agent: New Town Planning Services Inc. on behalf of Fortis BC
 Address: 2860 Arawana Rd, Rural Naramata, Electoral Area 'E'
 Legal: northwesterly portion of Lot 13, Plan 576, Block 13, DL 207, Except Plan A62 B5981, SDYD

Background:

This is a proposal to amend the Electoral Area 'E' Zoning Bylaw No. 1566, 1995 for a 1.3 ha northwesterly portion of the 8.8 ha subject property to facilitate construction of a new electrical distribution substation. The proposal is to amend the zoning designation for a portion of the subject property:

From: AG (Agriculture)

To: AG Site Specific

The applicant has stated that "the new substation is required due to the failure of the existing station...to provide adequate power...". The applicant has also stated that the relocation is critical and that improving service from the present location is not an option since the surrounding land is not available. Other locations have been reviewed by the applicant, as well as the Agricultural Land Commission, where it was determined that the Arawana Road site was most suitable. The substation will occupy approximately 50% of the proposed site, and will include landscape buffering. Routing options for the transmission lines are still being investigated.

The subject property is located east of the Naramata townsite near the corner of Debeck Road and Arawana Road. The property is vacant except for one principal dwelling ~115m south of the proposed site. Adjacent land uses are primarily residential and agricultural.

The Agricultural Land Commission approved the 1.3 ha portion for an electrical substation as a non-farm use in the Agricultural Land Reserve on May 3, 2006, with conditions, 1) that the existing substation be decommissioned and returned to farm status, and 2) that written confirmation from the Regional District and landowner that the proposal is acceptable.

The Naramata Zoning Bylaw No. 1566, 1995 states that the Regional Board permits utility use in all zones, except power substations.

The Naramata Official Community Plan (OCP) Bylaw No 1406, 1993 states that one of the objectives of the Regional Board is to designate land for existing and future utilities, including local and regional utility systems, as well as to encourage efficient layout and minimize local conflicts. OCP policies require that adequate distances be incorporated between utility services

and other land uses through the use of screening and/or building and site design. The OCP also encourages utility agencies to hold public meetings on proposed changes to their facilities that would affect Naramata.

The proposed site specific designation will include “electrical substations” as a permitted use on the subject property.

Relevant Information:

The primary considerations are whether to support a change in land use designation from an AG to AG Site Specific to permit “electrical substations” as a permitted use where:

- A site specific designation is required since the AG zone specifically excludes power substations as a permitted use, although utility use is permitted in all zones;
- Contrary to the OCP, there are presently no “designated” sites that could potentially be used for a substation;
- The OCP states that where a site has been selected, utility agencies hold public meetings on proposed changes, and that there be screening and buffering to mitigate visual impacts;
- The OCP encourages an efficient layout design, minimizing impacts to local residents;
- Siting of the substation is on agricultural land, but surrounded by residential development;
- There are unknown impacts to the natural environment.

Fortis BC held a public information meeting on June 1, 2006 where a number of concerned local residents attended. Since then, the proposal has been met with local opposition that has resulted in media coverage and a number of letters sent to the RDOS, as well as a petition with approximately 50 signatures from local residents. Other locations have been considered for a substation but then abandoned due to local opposition.

Planning Services is concerned about the uncertainty of the extent of impacts on local residents, such as aesthetics, noise, and property values, given the extent of controversy surrounding the proposal. Planning Services supports the proposal in the context of addressing the area’s power demands. The applicant has also held a public information session and has indicated that they will “work with residents to achieve a balance between utility needs and aesthetic desires in a rural setting”. Planning also notes that the OCP encourages the “designation” of sites suitable for utility use, therefore this application may be the catalyst for the identification of future utility sites.

In summary, the applicant proposes a land use amendment to facilitate the construction of an electrical substation to address Naramata’s power demands. The location of the substation would be on vacant AG designated land surrounded by a residential area. The zoning bylaw permits utility uses in all designations, but specifically excludes power substations. The OCP bylaw supports utility uses where impact mitigation strategies are proposed. The site of the proposed substation is not acceptable to local residents and encourages the applicant to seek other options.

Referral Comments:

Engineering Services:

The subject property is within the Naramata community water that is operated by the RDOS and not within a sanitary service area. The property is within the Naramata Fire department fire protection district area. The subject property is in a moderate fire hazard area.

The Naramata Water system has a water main on the property running parallel to the North property line and two water connections; one off the North property line and other approximately

off the middle of the property on the West property line. If the water connection off the North property line is not in use, it may need to be disconnected at the applicant's expense. A water main runs along the east side of Arawana Road. Confirmation of the water main and connections location must be made before any construction of the power lines and sub station.

Location of the road access will have to be confirmed and approved by the Ministry of Transportation.

Engineering Services has no objections to this land use amendment application.

Advisory Planning Commission:

A recommendation has not yet been received.

Agencies and Other:

The agencies are given 25 days to respond to a referral. If no response is received within that time, it will be assumed that the agency's interest is unaffected.

Options for Recommendations:

1. The APC recommends to the RDOS Board that the subject development application be approved.
2. The APC recommends to the RDOS Board that the subject development application be approved with the following conditions:
3. The APC recommends to the RDOS Board that the subject development application be postponed to (date) for the following reasons/information:
4. The APC recommends to the RDOS Board that the subject development application be not approved.

Respectfully submitted,

M. Horton, Planner

Attachment: Schedule

G:\DEVELOPMENT SERVICES\PLANNING SERVICES\PLANNING\OCP-REZO\REPORTS\Referral\E0602088000Fortis-Gibbard250706.doc

AREA 'E' ADVISORY PLANNING COMMISSION
Regular Monthly Meeting
October 11, 2006
Held at the Naramata Old Age Pensioners Hall

MINUTES

Present: Mary Simonin, Chair
Heather Fleck
Tim Forty
Bob Gibbard
Jim Venables

Tom Hoenisch
Phil Janzen
Richard Brungardt
Bruce Clough
Jeff Wheeler

Absent: Director Tom Chapman, Glenda Payzant,
Peter Simonsen, Bud Hindson

Staff: Monty Horton, RDOS

Recording Secretary: Cathy Kristensen

Chair Mary Simonin called the meeting to order at 7:02 pm.

1. Adoption of Agenda

Revised Agenda dated October 11, 2006 was distributed to the Committee Members with attachments. Chair Mary Simonin added an additional delegation marked as "3.0 Kevin Hancock" to the Agenda.

2. Previous Meeting Minutes

No Minutes were attached to the Agenda package from the September 11, 2006 meeting. This item will be deferred until the next meeting.

3. DELEGATIONS/ REFERRAL APPLICATIONS/DEVELOPMENT VARIANCE PERMITS

3.0 Kevin Hancock

Mr. Hancock currently owns a 5-acre block of property on North Bench, which is out of the ALR. He would like to re-zone to S1. Mr. Hancock was directed to speak with the RDOS to proceed with his proposed re-zoning request.

3.1 Julie Hawes/Robert Hawes (Agent: Allen Maurer Architects) for Development Variance Permit Application E-06-02329.005

Mr. Hawes owns ½ acre property on Indian Rock Road. Asking for a variance to reduce the setback on the property.

The APC recommends to the RDOS Board that Development Variance Permit Application E-06-02329.005 be approved.

CARRIED

**3.2 Keith Funk, Fortis, for Zoning Bylaw Amendment Application E-06-02088.000
Violet Gibbard/New Town Planning Services Inc., on behalf of Fortis BC**

Mr. Funk reviewed the proposed substation on the Fire Hall site. Fortis to hold a broad community meeting for the residents of Naramata the first week of November 2006. Mr. Funk advised that technically the Fire Hall site works and the Ministry of Transportation have given their approval.

The APC recommends to the RDOS Board that the subject development application be approved subject to the following conditions: following the Fortis BC public meeting concerning the Fire Hall site (alternate site), move forward with the current Arawana site (subject property) development application in the event that the alternate property is not acceptable to the broader community, and/or where the integrity of public safety is compromised. In the event that the alternate property is more acceptable to the broader community, move forward with a new application for the alternate site.

3.3

CARRIED

**OCP/Zoning Amendment Application E-06-00657.050 – 541941 BC Ltd.
(Naramata Heritage Inn) Core Group Consultants, Sean Carroll
Referral Report dated October 11, 2006 – M. Horton, Planner, RDOS**

Monty Horton reviewed the proposed OCP/Zoning amendment application and all relevant information concerning the application from a planning perspective.

Mr. Carroll spoke to the committee and advised that they are in the preliminary stages of this proposed project. Mr. Carroll advised that they are looking for feedback from the committee prior to confirming the actual number of units to be built at this time. Parking requirements, sewage disposal are issues still being investigated. No building layout has been started.

The APC recommends to the RDOS Board that the subject application be postponed to the November APC meeting for the following reasons: more time to review the overall nature of the proposal, sewage disposal, parking requirements.

3.4

CARRIED

**Text Error Zoning Amendment to Bylaw 1566.005, 2006 E-05-01928.110/120
Brett A. Albrecht and Norman J. Wallace – 3900 North Naramata Road (Lot 2) and
3842 Albrecht Road (Lot A), Rural Naramata, Electoral Area “E”**

Monty Horton reviewed the Zoning and OCP Bylaw Amendment application with the committee. Text error to the original development application.

The APC recommends to the RDOS Board that they approve the amendments to the written text as presented.

CARRIED

4. Old Business

None to review

5. New Business

None to report

6. Next Meeting

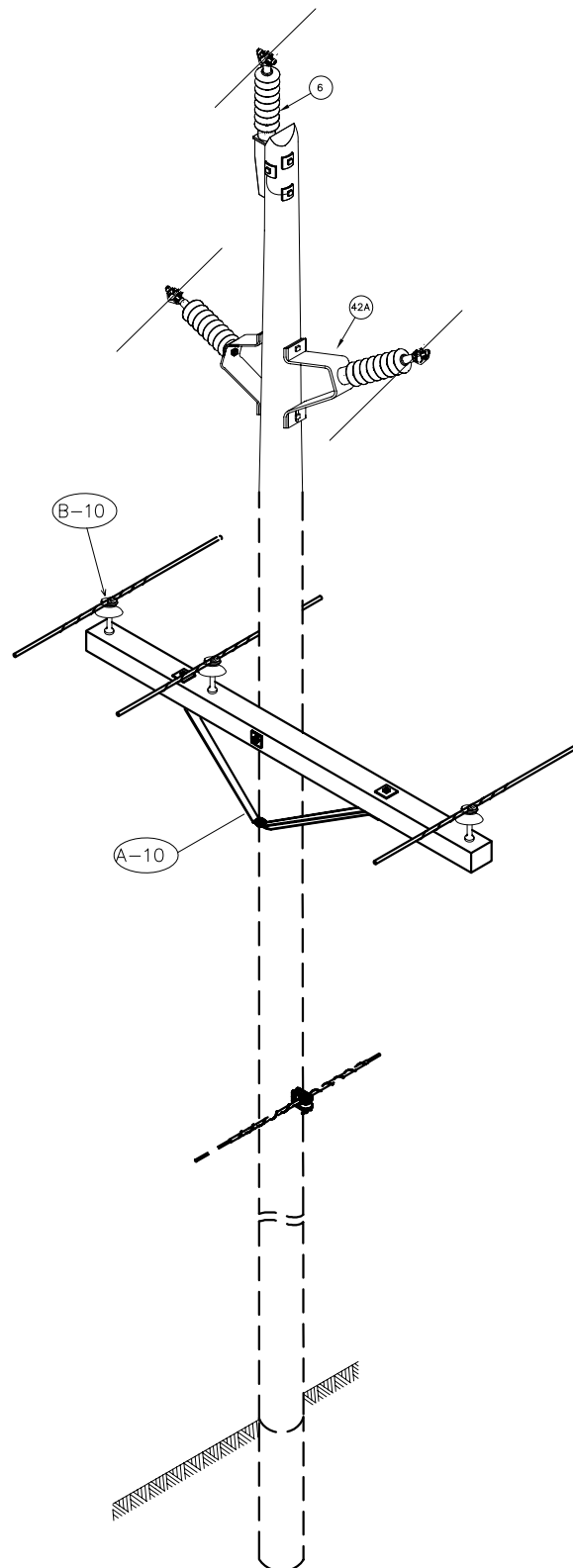
Wednesday, November 8, 2006 at 7:00 pm at the Naramata OAP Hall.

CONSENSUS:

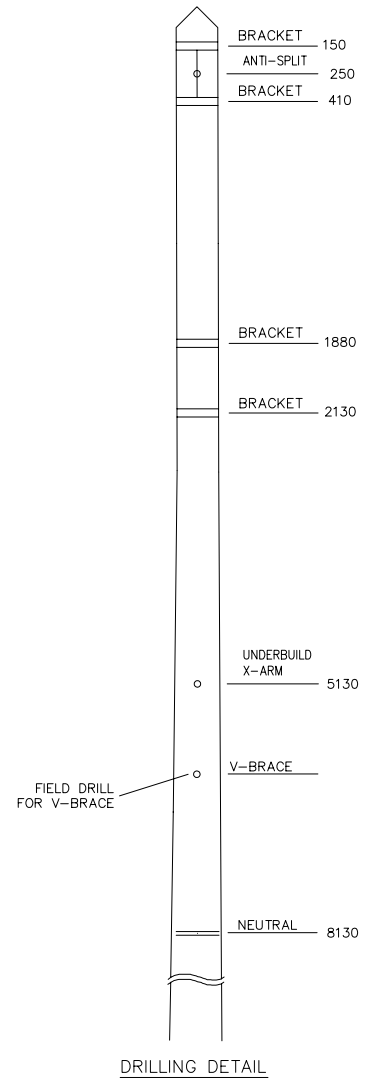
That the meeting be adjourned at 9:45 pm.

C. Kristensen, Recording Secretary

M. Simonin, Chair




PLAN VIEW OF STRUCTURE



NOTES:

- 1 - UNLESS OTHERWISE SPECIFIED,
-ALL HOLES ARE DRILLED TO 13/16" DIAMETER
-ALL DIMENSIONS ARE IN MILLIMETRES

6								DRAWN BY	RM	MAY/07	PROPOSED 63 KV WITH 13 KV UNDERBUILD			
5								CHECKED BY	BM	MAY/07				
4								APPROVED BY						
3														
2												DRAWING No.	REV.	
1														
REV	DATE	BY	CHECKED	DESCRIPTION			APP.	DATE					4360	0