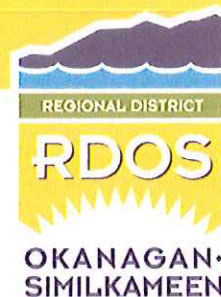


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January 24, 2014

RDOS FILE: H2014.010-ZONE

Dear Sir/Madam,

**Re: Proposed changes to Watershed Resource Area (WRA) Zone  
Residential Dwellings at Headwaters, Electoral Area 'H'**

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As you may be aware, on April 18, 2013, the Regional District Board adopted a new Official Community Plan (OCP) Bylaw and Zoning Bylaw for Electoral Area 'H' (which includes the Headwaters Lakes area).

These bylaws introduced a new Watershed Resource Area (WRA) Zone over the Trout Community Watershed (which also includes the Headwaters Lakes area) and limited the range of permitted uses – including existing residential dwellings – which became legally non-conforming (i.e. “grand-fathered”).

Following a meeting held at the Regional District office on September 23, 2013, it is now being proposed to introduce a site specific zoning for the lease lots at Headwaters that would introduce “seasonal cabins” as a permitted use – thereby allowing for on-going upkeep, maintenance and alteration.

A draft of the proposed changes is included with this letter for your reference and the Regional District will be holding a Public Open House on **Thursday February 6, 2014**, to present these changes and seek feedback from lease holders. The meeting will be held at the **Regional District's office at 101 Martin Street in Penticton from 4:30 to 6:30 pm.**

I trust that this is of assistance and should you have any further queries on this matter please do not hesitate to contact me at 250-490-4101 or via email at [cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca).

Sincerely,

Christopher Garrish MCIP, RPP  
Planning Supervisor

p.c. B. Hope, Director, Electoral Area 'H'

The Electoral Area 'H' Zoning Bylaw No. 2498, 2013, is amended by amending sub-section 11.2.8(a) under "Site Specific Watershed Resource Area (WRAs) Regulations" to read as follows:

- a) in the case of land shown hatched on Figure 11.2.8(a) and comprised within 40 "lease lots" at Headwaters Lakes:
  - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
    - .1 "seasonal cabin", which is defined as meaning a building or structure that may contain cooking, eating, living and sleeping facilities, and is primarily used for the occasional or seasonal occupancy by an owner, or by a non-paying guest of such an owner.
  - ii) no seasonal cabin shall have a floor area greater than 140.0 m<sup>2</sup>.
  - iii) despite Section 11.2.4, the maximum number of dwellings permitted per parcel shall be one (1) seasonal cabin.
  - iv) despite Section 11.2.5, the minimum front setbacks for a building or structure shall be:
    - .1 Buildings and structures:

a) Front parcel line	4.5 metres
b) Rear parcel line	7.5 metres
c) Interior side parcel line	1.5 metres
d) Exterior side parcel line	4.5 metres
    - .2 Accessory buildings and structures:

a) Front parcel line	4.5 metres
b) Rear parcel line	3.0 metres
c) Interior side parcel line	1.5 metres
d) Exterior side parcel line	4.5 metres
  - v) despite Section 11.2.6, the maximum height for a building or structure shall be 7.0 metres.
  - vi) despite Section 11.2.7, the maximum parcel coverage shall be 35%.

