

- ① CAD
- ② Nar. Ph.
- ③ Board

Proponents

Thomas Iannella
1947 Sandstone Drive
Penticton, BC, V2A 8Y6



Mile Allen
Westwood Estates
Strata President

July 14, 2022

Petition to the RDOS

To whom it my concern:

The attached petition is self-explanatory. The residence of Westwood properties is petitioning the RDOS to remove the Strata from zone 5 High risk area as we feel that our Strata does not fall within the high risk zone indicated in two studies commissioned by the RDOS.

The risk zone is highlighted as that area below the elementary school and including the WOW golf course. Westwood is located well to the South and above the risk area.

The decision by the RDOS was unsubstantiated and not presented to the residence of Westwood as proven at our last AGM. Only one resident was aware of the issues and attended your meeting. No one else present at our meeting was aware that the RDOS had approved a by-law to include Westwood in Zone 5 and forbid the construction of swimming pools as one of the RDOS employees indicated to a recent potential buyer of a property.

Your decision has already impacted negatively on sales of our homes due to the banning of swimming pools. It appears somewhat ridiculous as some of our residents already have pools in their yards and two new pools have recently been approved.

Westwood is located on bedrock and is a flat area. The RDOS has approved a new building in our Strata as well as a winery on the South side which has installed its own deep well. It was very evident from the digging to prepare the winery and the preparation for the new home, that the soil in our Strata is mostly rock. There is no standing water, nor any signs of erosion anywhere. The West Hills aggregate business also clearly indicates the amount of rock in our area.

For the above mentioned reasons, our petition is submitted to the RDOS to remove our Strata from Zone 5 as soon as possible. This removal can be done in the form of granting a variance to Westwood and to amend the recently approved by-law.

Finally, it is strongly felt that since the RDOS paid for Geotechnical surveys to create the unsubstantiated by-law to include Westwood in Zone 5, that any costs for Geotechnical surveys the RDOS requires to amend the by-law, or to grant a variance, should be borne by the RDOS. Our residents are strongly opposed to paying for something we did not create nor bear any responsibility for.

[REDACTED]
Tom Iannella CD

Strata member and proponent of the petition

CC: Mike Allen

President of Westwood Strata



RECEIVED
Regional District

JUL 15 2022

101 Martin Street
Penticton BC V2A 5J9

July 14, 2022

PETITION

This document represents a Petition to appeal the RDOS decision to Prohibit the installation of swimming pool in the SH5 and RS5 Zones in the zoning by law that applies to Electoral Sone "F" and to remove Westwood Properties from Section 17.0 (Hazards Lands) under OCP Bylaw No. 2790, 2018.

Klohn Leonoff Ltd. August 10, 1992

Greater West Bench Geotechnical Review December 22, 2021 by ECORA Geoscience and Clark Ltd.

Numerous studies have been conducted on the whole of the Westbench area over the years and the above mentioned two studies have concluded that NOT all area in the study zones are considered a risk area. The area for the purpose of this appeal is Westwood properties.

The RDOS held a Webex meeting on Tuesday, December 7, 2021 (meeting number 2486 948 6485. To our knowledge only one resident in our Strata received the information and attended the meeting. A recent AGM meeting of our Strata members, confirmed that no one recalled receiving a letter from the RDOS on the subject. RDOS officials have indicated that approximately 600 letters were sent to area residence informing them of the proposed changes to the bylaws under section 17. Its is our understanding that the bylaw changes came into effect approximately three weeks ago.

The two reports mentioned above were commissioned by the RDOS and in reviewing them, a reader must be a Geotechnical Engineer to fully comprehend the terminology, graphs and formulae used in both studies. What is very clear is that Westwood properties and any areas above the West Bench Elementary School are not considered in a hazardous zone and one small area is listed as a low risk.

The Westwood area is defined as: Well-drained unconsolidated gravel and sand deposits, comprised of fluvial material deposited in contact or close proximity to glacier ice. Deposits in the study area are associated with a large meltwater channel from the former Trout Creek drainage. Deposits may be stratified but particle size and shape are variable. Landforms may be associated with a fan-shaped deposit (f), on gentle (j) to moderate (15-26 degrees) (a) slopes, or a terrace (t)

gsFGf gravelly-sand Glaciofluvial fan sgFGb mantle of Glaciofluvial sand and gravel sgFG/R gentle to moderately sloped Glaciofluvial sands and gravels overlying bedrock sgFGt sandy-gravel **Glaciofluvial terrace**

- All of Westwood is Located within an area mapped as Glaciofluvial Sand and Gravel sediments or Till (moraine). and lies on BEDROCK Appendix E2 of the ECORA report.


Westwood is also deemed as having less than 50% slope and is a **TERRACE**. The area adjacent to Max Lake is highlighted as a high landslide probability but Westwood and Husula are not.

The decision by the RDOS to include Westwood in a HIGH RISK area is unsubstantiated and irresponsible as this decision has certainly de-evaluated our properties, will increase our insurance rates and make it more difficult to sell our properties in the future.

Recent construction of a new home on Sandstone Dr. and the addition of a vineyard has clearly demonstrated that the area is located on large gravel fields and bedrock and does not fall within the parameters of a hazardous zone similar to that above Highway 97 and below the elementary school.

For these reason the undersigned residents of Westwood properties appeal the decision of the RDOS to include our Strata in Zone 5 and Petition the RDOS to amend section 17.0 to exclude this Strata area from the Hazard Land designation and permit the construction of pools as requested and in conformity of by laws for the construction of pools in or areas. It should be noted, that several pools already exist in our Strata and were constructed with proper permits from the RDOS.

The petition was signed by almost the entire residents of Westwood properties with the exception of one RDOS contractor and three unavailable residents who rent their homes.



Tom Iannella CD

Petition Proponent

For Mike Alien

President

Westwood Estates Strata

Westwood Strata KAS1447 June 17, 2022

Lot	Lname	Fname	Address	City	Prov	Signature
51	Campbell	Cory & Christine	2182 Sandstone Drive	Penticton	BC	
52	Verwijst	Danielle Weisgerber & Rene	2200 Sandstone Drive	Penticton	BC	
53	Braaten	Mark & Jerri	2218 Sandstone Drive	Penticton	BC	
54	Searcy	David & Naryn	2236 Sandstone Drive	Penticton	BC	
55	McDonald	Brian & Lisa	2024 Sandpiper Lane	Penticton	BC	
56	Voges	David & Annelien	2018 Sandpiper Lane	Penticton	BC	
57	Browne	Chris	2012 Sandpiper Lane	Penticton	BC	
58	Chadburn	Kris & Laighana	2006 Sandpiper Lane	Penticton	BC	
59	Turnbull	Bruce & Jennifer	2000 Sandpiper Lane	Penticton	BC	
60	Crawford	Shannon	2019 Sandpiper Lane	Penticton	BC	
61	Wikerd	Jean-Paul & Michelle	2011 Sandpiper Lane	Penticton	BC	
62	Darby	Richard & Ruth	2007 Sandpiper Lane	Penticton	BC	
63	Burleigh	Mark	2001 Sandpiper Lane	Penticton	BC	
64	Pankratz	Mark & Rae	1892 Sandstone Crescent	Penticton	BC	
65	McGraw	Jonathan & Sylvia	1886 Sandstone Crescent	Penticton	BC	
66	Allan	Mike & Janis	1880 Sandstone Crescent	Penticton	BC	
67	Mikulic	Matthew & Rebecca	1899 Sandstone Crescent	Penticton	BC	
68	Nelson	Matt & Sharon	1893 Sandstone Crescent	Penticton	BC	
69	Howard	Brian & Roxanne	1887 Sandstone Crescent	Penticton	BC	
70	Anderson	Gordon & Rita	1881 Sandstone Crescent	Penticton	BC	
71	Locke	Rob & Lisa	1802 Sandstone Drive	Penticton	BC	
72	Bezugley	Laurie MacNeill & Rick	1808 Sandstone Drive	Penticton	BC	
73	Archibald	Derek & Gillian	1814 Sandstone Drive	Penticton	BC	
74	Svetlichny	David & Angela	1820 Sandstone Drive	Penticton	BC	
75	Gracia	Amelia Chauvette & Mark	1821 Sandstone Drive	Penticton	BC	
76	Datoff	Rick	1839 Sandstone Drive	Penticton	BC	
77	Brydon	Michael & Stephanie	1867 Sandstone Drive	Penticton	BC	
78	Tomlin	Lorne & Kathy	1875 Sandstone Drive	Penticton	BC	
79	Medeiros	Joseph & Bella	997 51st Street	Delta	BC	
80	Powell	Colin & Teresa	1911 Sandstone Drive	Penticton	BC	
81	Aoki	Rick & Barbara	1929 Sandstone Drive	Penticton	BC	
82	Iannella	Thomas	1947 Sandstone Drive	Penticton	BC	
83	Heron	Robert & Sheryl	1965 Sandstone Drive	Penticton	BC	
84	Gracia	Amelia Chauvette & Mark	Sandstone Drive	Penticton	BC	
85	Gilroy	Kathy	1809 Sandstone Drive	Penticton	BC	

Table 1

Westwood Strata KAS1447 June 17, 2022

Lot	Lname	Fname	Address	City	Prov
1	Quigley	Kerry & Sharon	1983 Sandstone Drive	Penticton	BC
2	Adams	Troy & Leanne	2001 Sandstone Drive	Penticton	BC
3	Chiacig	Giorgio	2020 Sandstone Drive	Penticton	BC
4	Deane	Andrew & Melanie	2036 Sandstone Drive	Penticton	BC
5	Godfrey	David & Karen	2056 Sandstone Drive	Penticton	BC
6	Popoff	Wayne & Janice	2074 Sandstone Drive	Penticton	BC
7	Cowling	Gail	2092 Sandstone Drive	Penticton	BC
8	Smith	Stuart & Yvonne	2110 Sandstone Drive	Penticton	BC
9	Everton	Warren & Annika	2128 Sandstone Drive	Penticton	BC
10	Moritz	Garry & Bev	2146 Sandstone Drive	Penticton	BC
11	Anderson	Andy & Marilee	2164 Sandstone Drive	Penticton	BC
12	Polvi	Carol Langton & James	2401 Westwood Drive	Penticton	BC
13	Balfour	David & Beryl	2407 Westwood Drive	Penticton	BC
14	Rich	Ted	2413 Westwood Drive	Penticton	BC
15	Riding	Lawrence & Chantal	2419 Westwood Drive	Penticton	BC
16	Fayle	David & Deanna	2425 Westwood Drive	Penticton	BC
17	Lancaster	Don & Mary-Lou	2431 Westwood Drive	Penticton	BC
18	Rutledge	James & Megan	2437 Westwood Drive	Penticton	BC
19	Spence	Rene & Sharon	2443 Westwood Drive	Penticton	BC
20	Cowling	Geoff & Lisa	2449 Westwood Drive	Penticton	BC
21	Kitzul	Joanne	2455 Westwood Drive	Penticton	BC
22	Schmidt	Rubin & Norma	2461 Westwood Drive	Penticton	BC
23	McNary	Larry & Deanna	2467 Westwood Drive	Penticton	BC
24	Selles	Peter & Carolin	2462 Westwood Drive	Penticton	BC
25	Hohmann	Harry & Valerie	2456 Westwood Drive	Penticton	BC
26	Schindel	Paul & Terry	2450 Westwood Drive	Penticton	BC
27	Northcott	David & Karen	2444 Westwood Drive	Penticton	BC
28	Roberts	Hal & Gloria	2438 Westwood Drive	Penticton	BC
29	Agarwal	Kim Syer & Rajeev	2432 Westwood Drive	Penticton	BC
30	Rohleder	Bernie & Renee	2426 Westwood Drive	Penticton	BC
31	Swale	Diane	2420 Westwood Drive	Penticton	BC
32	Schulz	Klaus & Amanda	2414 Westwood Drive	Penticton	BC
33	Holden	Gordon & Linda	2408 Westwood Drive	Penticton	BC
34	Trussell/Darne		2402 Westwood Drive	Penticton	BC
37	Obuck	Jon & Korrin	2509 Pinetree Place	Penticton	BC
38	Kehl	Russ & Lisa	2968 Adams Rd N	Quincy	WA
39	Weiker	Raymond & Teresa	15623 Industrial Ave	Summerland	BC
40	Schulting	Steve & Leah	2506 Pinetree Place	Penticton	BC
41	Hvidston	Ryan & Erin	2502 Pinetree Place	Penticton	BC
42	Gerk	Ron & Debbie	2501 Pinetree Place	Penticton	BC
43	Sutter	Vicki Mannarino & Bruno	2505 Pinetree Place	Penticton	BC
44	Samoyloff	Stephan & Deena	1910 Sandstone Crescent	Penticton	BC
45	Corraini	1839539 Alberta Ltd & Karen G	2149 Sandstone Drive	Penticton	BC
46	Bird	Robert	2121 Sandstone Drive	Penticton	BC
47	Holmes	Jared & Ann	2099 Sandstone Drive	Penticton	BC
48	Carter	Paul & Leona	2077 Sandstone Drive	Penticton	BC
49	Taylor	Matt & Leanna	2055 Sandstone Drive	Penticton	BC
50	Blumel	Diana	1975 Sandstone Drive	Penticton	BC

March 16, 2022

Project No. F2021.018-ZONE



To whom it may concern,

**Re: Notice of Public Hearing — Amendment Bylaw No(s). 2790.04 & 2461.21, 2022
West Bench Geotechnical Review**

The Regional District of Okanagan-Similkameen (RDOS) would like to invite you to attend an upcoming Public Hearing in order to provide feedback on proposed changes to Electoral Area "F" Official Community Plan (OCP) Bylaw No. 2790, 2018, and Zoning Bylaw No. 2461, 2008.

The public hearing will, in accordance with Section 466 of the *Local Government Act*, be held as follows:

Date: Wednesday, April 13, 2022

Time: 7:00 p.m.

Location: <https://rdos.webex.com> (Meeting Number: 2487 224 9672 / Password: RD@S)

The proposed amendments are generally in response to the recommendations contained within the *Greater West Bench Geotechnical Review*, and include the following:

- a revised Section 17.0 (Hazard Lands) under OCP Bylaw No. 2790, 2018, to include the following sub-sections:
 - "Geotechnical Hazard Management", that includes, amongst other things reviewing the geotechnical hazards in the area on a 10-20 cycle, support for the creation of a web-based reporting tool, restricting densities, reporting requirements for geotechnical studies, and preparation of a soil removal and deposition bylaw;
 - "Flood Hazard Management", that includes, amongst other things, a new policy encouraging the Okanagan Basin Water Board (OBWB) to prepare model floodplain regulations to support the Okanagan Mainstem Floodplain Mapping (2020), so that both the mapping and regulations can be incorporated into the electoral area zoning bylaw(s);
 - "Radon Gas Hazard Mitigation" (NOTE: no new policies related to this item are proposed).
- replace the information contained in Schedule 'D' (Hazard Lands – Soil) to OCP Bylaw No. 2790, 2018, with the "Geotechnical Constraints Zone" (Map 6.0) from the Review report;



MAILED

- introduce a new OCP Bylaw Schedule 'G' (Hazard Lands – Floodplain Map) to OCP Bylaw No. 2790, 2018, based on data from the 2020 OBWB floodplain mapping project;
- introduce a 2.0 ha minimum parcel size for subdivision in the West Bench Small Holdings (SH5) and West Bench Low Density Residential (RS5) Zone to the zoning bylaw that applies to Electoral Area "F";
- Prohibiting the installation of swimming pools in the SH5 and RS5 Zones in the zoning bylaw that applies to Electoral Area "F".

Copies of the draft bylaw and supporting information may be viewed at the Regional District Office at 101 Martin Street, Penticton, BC, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday (excluding statutory holidays).

Additional information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Strategic Projects → West Bench Geotechnical Review).

At the hearing, all persons who deem their interest in property affected by the proposed bylaw shall be given an opportunity to present written information or to speak to matters contained within the bylaw.

Written comments regarding this application will be received up until the start of the Public Hearing.

If you require any further information on this matter I can be reached at 250-490-4101 or by email at cgarrish@rdos.bc.ca.

Sincerely,



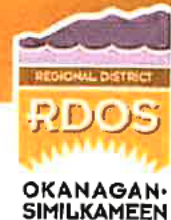
Christopher Garrish MCIP, RPP
Planning Manager

p.c. R. Gettens, Director, Electoral Area "F"

*Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

November 23, 2021

Project No. F2021.018-ZONE



[address]

To whom it may concern:

Re: Public Information Meeting – West Bench Geotechnical Review

The Regional District of Okanagan-Similkameen (RDOS) will be holding an electronic Public Information Meeting in order to present the findings of a recently completed review of geotechnical hazards in the Greater West Bench area as well as proposed amendments to the Electoral Area "F" Official Community Plan (OCP) Bylaw and Zoning Bylaw as follows:

Date: Tuesday, December 7, 2021

Time: 7:00 p.m.

Location: <https://rdos.webex.com> (Meeting Number: 2486 948 6485 / Password: RD@S)

The consultant's as well as Regional District staff will be available to answer any questions residents may have regarding the report as well as the proposed amendments.

Additional information regarding this project, including a copy of the geotechnical report, a previous video presentation as well as the draft amendment bylaws can be found at the Regional District's web site: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Strategic Planning Projects → West Bench Geotechnical Review).

Should you have any queries on this matter I can be reached at 250-490-4101 or by email at cgarrish@rdos.bc.ca.

Sincerely,


Christopher Garrish MCIP, RPP
Planning Manager

p.c. R. Gettens, Director, Electoral Area "F"



MAILED

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Christopher Garrish MCIP, RPP
Planning Manager

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