

Lauri Feindell

Subject: FW: Public Hearing April 21,2021

From: Steinar Johnsen
Sent: April 20, 2021 1:42 PM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Cc: Mark Pendergraft <mpendergraft@rdos.bc.ca>
Subject: RE: Public Hearing April 21,2021

Hi JoAnn,

Thank you for forwarding the link to the information.
After reviewing the information I would like to forward my public submission and comments.

I did notice that the future projections were based on Census from 2016. Although this refers to historical population growth and development it does not consider unforeseen events such as the Covid pandemic. Of course the longer term affects are difficult to predict. According to recent information from a local realtor 56% of buyers in Osoyoos came from Kelowna and Penticton and 19% from the Lower Mainland. This seems to indicate and confirm general information from realtors that buyers are seeking to move away from the urban areas to rural areas with more space and preferably single detached dwellings. Add the fact that people and companies have discovered that working from home or perhaps a combination of home and office may well be the pattern going forward. So it would seem that our region is and will be coming more attractive for people to relocate to.

Based on the forwarded information, my understanding is that a future review or update of the Regional Growth Strategy will question the suitability of Anarchist Mountain and Willow Beach as Rural Growth Areas. This is based on the fact that these areas do not meet three of the criteria established for Rural Growth Areas. This could then potentially result in the fact that Electoral Area A will not have any Rural Growth Areas.

To compensate for this and not totally limit the future opportunities for land use and development in Electoral Area A, I believe that a more open approach to development proposals will be beneficial in many respects.

Based on this I would suggest the following changes to the draft under:

6.0 Growth Management

6.1 Background

Proposed draft:

The South Okanagan Regional Growth Strategy recognizes that "Some infill development may occur" in areas not designated as Rural Growth Areas if development "does not significantly increase the number of units or the established density and respects the character of the communities."

I propose the following change to this:

The South Okanagan Regional Growth Strategy recognizes that "Some infill development may occur" in areas not designated as Rural Growth Areas if development maintains the rural character and natural environment of the plan area.

Thank you.