

Lauri Feindell

From: MuDeRjAm
Sent: October 26, 2021 6:10 AM
To: Nikita Kheterpal
Subject: I don't support

Hi to everyone

I don't support this rezoning of the sun and sands rezoning applications.

Thanks

Jamie Davis.

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November 19, 2021 2:45 PM
To: Planning
Subject: 8 Ave, 5356, RDOS (2021.015-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Railway Lane and 8 Ave. **Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development.**

To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements. All costs and land right requirements associated with servicing the proposed development are the responsibility of the applicant. Furthermore, the applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com

Lauri Feindell

From: joanne hall
Sent: October 27, 2021 5:42 PM
To: Planning
Subject: Fwd: Rezoning 5356 8th Ave

----- Forwarded message -----

From: **joanne hall**
Date: Wed, Oct 27, 2021 at 5:30 PM
Subject: Rezoning 5356 8th Ave
To: <robirek@rdos.bc.ca>
CC: <

Hi Mr Obirek,

As an owner at 750 Railway Lane, I'd like to comment on the potential rezoning of the above address.

Currently the campsite has a significant lack of parking with extensive use of the public park parking overnight against the signage.

Currently the campsite has blocked access to the public water front area with fencing, gates and locks. Limited access is available and the public is made to feel very unwelcome if walking across the beach front.

They are generally not behaving as good neighbours.

Whatever development is potentially approved needs to address these two issues.

Sixty units seems like an extremely high number given size of the property. The total amount of 700,750, and 800 railway lane areas accommodates 45 units.

The development should also offer adequate amenities to prevent their occupants from utilizing those at 750 Railway lane, Eg currently campsite tenants make inappropriate use of pool in our complex.

Finally, views in the 700 Railway Lane units have the potential to be negatively impacted so hopefully the height and placement of the buildings will take this into consideration.

Thank you for forwarding my comments to the appropriate RDOS staff. I am unavailable to attend the WebEx.

Sincerely,
Joanne Hall



Interior Health

October 22, 2021

Nikita Kheterpal, Planner I

Regional District of Okanagan-Similkameen

101 Martin Street

Penticton, BC, V2A-5J9

Sent via email: planning@rdos.bc.ca

Nikita Kheterpal:

RE: File D2021.015-ZONE: 5356 8th Avenue, Okanagan Falls, Lot A, Plan EPP54703 District Lot 2883S, SDYD; Lot B, Plan EPP54703, District Lot 2883S, SDYD

Thank you for the opportunity to provide comments on the above noted referral. It is our understanding that the application seeks to amend the OCP designation and zoning of two properties under the Electoral Area 'D' Zoning Bylaw No. 2455, 2008, from Campground Commercial (CT2) to Okanagan Falls Town Centre Site Specific (OFTCs) in order to facilitate the development of two six storey strata apartment buildings with 30 units in each. The development is to be serviced by municipal water and sanitary sewer. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Healthy Communities

The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource that articulates planning principles with health outcomes. The Toolkit supports complete, compact and connected community planning. A healthy built environment is planned and built in a way which health evidence demonstrates a positive impact on people's physical, mental and social health. From a healthy built environment perspective, we are pleased to see the proposed development would be located in close proximity to local amenities and natural spaces for recreation. Further, it is noted that the proposed development includes onsite shared amenities (swimming pool), access to Skaha Lake and the OK Rail Trail, electric vehicle chargers and secure bicycle storage. Research shows that having these types of amenities within close distances to home supports social connections between residents and can encourage physical activity, which can reduce both chronic illness and obesity.

We are also pleased to see the proposed creation of additional housing options for the community, as housing is a key determinant of health. It has a significant influence on our physical and mental health, and social well-being. It is important to ensure, however, that the right type of housing is being built that meets the needs of the community. The recent [RDNO 2020 Housing Needs Assessment Report](#) identifies the need for more affordable housing in Area D, particularly for renters. Further it notes that there may be higher

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



demand for one bedroom homes, seniors housing and accessible units. The development proposal notes that the housing will be strata apartments, with supplied building plans showing units to be 2 bedrooms. Given this, we recommend the developer offers more diverse housing forms and tenure types that would support seniors, and people of all abilities and varied incomes. We further encourage Universal Design for Housing be utilized when designing units in order to add housing units suitable for everyone.

Environmental Health

In reviewing the developer's supplied plans, it is my understanding that the proposed development is to include a swimming pool. From an Environmental Public Health perspective, the following legislation will apply to this proposal:

- **Pool Regulations:** Prior to the construction of a commercial pool (which includes Strata pools), the applicant will require a Construction Permit from Interior Health. See [IH Recreational Water Resources](#) for more information on how to apply for a Construction Permit as well as a Permit to Operate. For more information or to speak with the local Public Health Engineer, please call: 1-855-743-3550.

Overall, we are in support of this application as the proposed development links good planning principles to positive health outcomes. To improve the development we recommend the developer offers more diverse housing forms and tenure types and suggest Universal Design for Housing be utilized when designing units.

Interior Health is committed to improving the health and wellness of all by working collaboratively with the RDOS to create policies and environments that support good health. Please feel free to contact me directly if you have any further questions or comments.

Sincerely,

Misty Palm, B.Tech. CPHI(C)
Environmental Health Officer
Healthy Communities

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

Lauri Feindell

From: connie mitchell ·
Sent: November 2, 2021 12:10 PM
To: Planning
Subject: Re; Okanagan Falls developments

Follow Up Flag: Follow up
Flag Status: Flagged

To Ms Kheterpal, My wife Connie and myself John have a few concerns regarding two points. One is the speed of traffic through the parks.

We live at the corner of Main and Eastside road and have witnessed on a regular basis, vehicles "accelerating" as they enter the park. Main street suggests a stop by sign, but is seldom adhered to.

Could we have some speed bumps to discourage this dangerous traffic. We do not have children but as I have been a first responder, it would be better to address this danger before some mom with two kids has trouble with a rambunctious 3 year old running into traffic. This happened while she was securing the younger child in a car seat, As we have witnessed.

Re park parking, I am sure you have driven down the street and are aware that when the park is being fully enjoyed there is no way to have angle parking. I have a small car and to clear oncoming traffic have had to go onto the gravel. The motel has taken ownership of public road parking and made it their own parking. We are in full agreement as to "no overnight parking" as some have chosen to store RV and even live in some. Enforcement must be secured for this problem.

Point two, Seems like the world has found us. Is a six story rental development and the impact on our little piece of paradise, appropriate? We believe it is self-evident that it takes two people working, hence two vehicles to support the current rents. This will degrade the area and parking at the parks. Is this too much way too soon for our systems to handle. Our water, sewer, volunteer Fire department and its equipment seem ill equipped to handle. With us having water restrictions for the entire summer? I am the guy with the dead lawn on Main St. as we felt too guilty to water when the kids spray park was shut down at the time. We guess progress and degradation of this community is inevitable. We need only to look at Penticton's problems to see our future. This is Not Fort McMoney, Might we limit this development to the standard of three stories as per the rest of our beloved community.

Sorry to throw all this at you at one time but it seems rushed, with things like online meetings are in the developers advantage & not the web savvy citizens of this community.

Thanks again for your service to our area and if we can offer you any help please let us know.

Sincerely Yours

Connie & John Mitchell

Lauri Feindell

From: Judy Morris
Sent: October 25, 2021 1:36 PM
To: Nikita Kheterpal
Subject: 5356-8th Avenue, Okanagan Falls

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon, I have concerns with the proposed development with respect to water supply. This past summer the residents of the Okanagan Falls Irrigation District experienced a water shortage for several months.

How does the Okanagan Falls Irrigation District plan on servicing the planned development?

Thank you

Judy Morris

Lauri Feindell

From: FLNR DOS Referrals CSNR:EX
Sent: November 4, 2021 5:09 PM
To: Lauri Feindell
Subject: Bylaw Referral: D2021.015-ZONE - 5356 8th Avenue, Ok Falls - MFLNRORD District Okanagan Shuswap comments

Hello,
While it is not apparent, proponent should ensure they submit a Water Sustainability Act application when they are doing “work in and about a stream”. In addition, in the Rezoning Application “Retention of existing trees where feasible” – the tree locations are not identified. Proponent should be aware that erosion protection of trees on the Crown Land Foreshore is not permitted.

The proponent acknowledges that Public Access requirement is “acknowledged and encouraged”. The wording should be Public Access “will be ensured” on the Crown Land foreshore. Note that any fencing constructed below the Present Natural Boundary will be considered to be in trespass.

The proponent and any future users/owners of the strata units should be aware that placing of buoys are not permitted without authorization from the Province. Standalone boat lifts will not be tenured and if placed will be subject to trespass and removal.

Regards,
Mary Ellen



Mary Ellen Grant, BSc | MaryEllen.Grant@gov.bc.ca (she/her)
Lands NR Specialist
DOS Referrals Coordinator
Okanagan Shuswap Resource District - Crown Lands Team
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
2501 14th Ave | Vernon, BC V1T 8Z1
Tel (VOIP): 250-558-6273 | Fax: 250-549-5485
FLNRDOSReferrals@gov.bc.ca

I acknowledge with gratitude that I live and work on the territories of Indigenous Peoples, the Syilx Okanagan Nation, who have been here since time immemorial. I will tread lightly and with respect while doing so.

From: Lauri Feindell <lfeindell@rdos.bc.ca>
Sent: October 12, 2021 3:27 PM
To: FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>
Cc: Nikita Kheterpal <nkheterpal@rdos.bc.ca>
Subject: Bylaw Referral: D2021.015-ZONE - 5356 8th Avenue, Ok Falls - Comments due THURS November 4 by 4 pm

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Good afternoon,

Lauri Feindell

From: Jonathan Axtell
Sent: November 4, 2021 8:03 PM
To: Planning
Subject: Rezoning of Sun & Sand to condo project

I wanted to express my opposition to the project based on height and blockage of views of lake. The proposed development is too large of scale for the lakefront site.

Jonathan J. Axtell

Lauri Feindell

From: Axtellgroup.com
Sent: November 4, 2021 8:44 PM
To: Planning
Subject: Sun & Sand RV park redevelopment

The presentation was for redevelopment of campground to 60 unit condo strata targeting full time residences. My question is given the other condo project in ok falls how many of those units are full time residents vs seasonal / vacation homes?

What make the RDOS or the developer think this project would attract full time residents?

Seasonal / vacation homes will support local services only 3 months of the year which may not make businesses like a grocery store viable.

Jonathan Axtell