

To: RDOS

Re: Electoral Area E Official Community Plan Amendment Bylaw No. 2458.16

Electoral Area E Official Zoning Amendment Bylaw No. 2459.37

4850 North Naramata Road

November 26, 2020

This proposal beggars belief!

It is an example of crass money-oriented development which demonstrates a complete disregard for the natural environment and the ambience of the surrounding neighbourhood. It represents the kind of attitude which will lead to the destruction of the planet and our ability to survive.

This proposal is totally at odds with the nature of the area and with the intentions of the Naramata community as designated in the OCP. The area is primarily agricultural with a few single family holdings and surrounded to the north by lands designated Parks and Recreation. It is also adjacent to the KVR Trail which is one of the major tourist attractions of the area. The relatively natural state of lands surrounding the trail needs to be protected for general public enjoyment.

This is a highly sensitive environmental area which has three watercourses running through the property. It is also a transit route for a herd of elk moving to Okanagan Lake. I have personally witnessed the movement of the elk through this area.

The property is also quite removed from any infrastructure and transportation. This would necessitate the development of a major septic system completely at odds with the rural nature of the area. Any proposed attachment to the existing Naramata water system would involve also major upgrades and changes to the area.

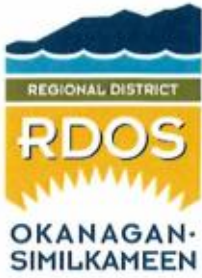
Increased traffic along Naramata Road is also a major concern. In fact, the existing road system can hardly handle the existing level of traffic flows as any resident of Naramata can tell. The days of urban sprawl and dependence on the automobile must surely be ended.

I have lived in Naramata for over thirty years and have witnessed the changes that have occurred in the community. One of the significant changes I have noticed is the erosion of community cohesion. Not long ago, Naramata was a relatively small settlement of orchardists, artisans and local families. There used to be a regular softball league at Manitou Park which attracted many of the young and not so young for regular games. It was a great way to get to know and enjoy the company of others in the community. As far as I know that no longer exists. We have become an area of tourist oriented vineyards and massive, expensive houses. The permitting of such developments is destroying what is so attractive about the area. Lest the reader think that this is a nostalgic paean to an idyllic past, be assured that, in fact it is exactly the opposite. It is an appeal for a different future, one that respects and regards the well-being of the natural environment and all living things.

On a final note, I really am offended by the usual practice of developers to pitch such spurious benefits as jobs, increased tax revenue, and increased economic activity. As far as I am concerned, this is in the nature of bribery. This sort a practice in no way compensates for the losses of the natural environment – wildlife habitat, flora and fauna, declining community well-being, and inappropriate land use decisions.

I urge the RDOS to reject this proposal.

Peter Benson



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Anita Kahut
(please print)

Street Address: [Redacted]

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

We are told that water can be limited. Why have more people flushing it down toilet!!!

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101 Martin Street
Penticton BC V2A 5J9

101 Martin Street
Penticton BC V2A 5J9

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Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARISA JANANTUONO
(please print)

Street Address: [REDACTED]

Date: October 20, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

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My concerns with regards to the development include increased traffic on Naramata Road which is a narrow road to begin with, and is shared by cyclists and runners. I have concerns regarding water runoff leading to drainage issues; blocking off wildlife leading to loss of wildlife habitats; as well as scarring of Naramata's beautiful landscape (case in point, one just has to look at the 'Outlook' project). There is absolutely nothing 'green' about this development + is now a permanent scar in this gem of our community! Sadly developers' only interest are in development and sprawl with no obligation to conserve + protect! It is my hope that the RDOS recognize Naramata as being a unique and special part of the Okanagan and preserve, conserve and protect this gem from being over-developed. I would be open to 15 homes.

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Sylvie L

40 lot subdivision on North Naramata road

Cory Labrecque

Mon 10-26



Dear C. Labrecque,

I am a resident of North Naramata (Indian rock) and am opposing the development of the 40 lot subdivision proposed near Langedoc Rd.

Not only is this area ranked as very high as an environmentally sensitive area, we simply don't have the road structure to withstand the traffic from an extra 40 to 60 vehicles.

We, as a small community have a "slow" lifestyle, thus meaning we grow our own food, we are farmers, nature preservers, and help each other out in a bind.

We like the community to remain small and slow-living. Adding 40 homes will destroy the look and feel of North Naramata Road where homes are tucked into the woods, and are few and far between. There is only one road in, and one road out.

Adding another 40 homes to this pristine natural area is just ridiculous. What water supply will they tap into? are we going to rely on the volunteer fire dept. to service this area as well?

I strongly oppose this development

Sylvie Lefebvre

SYLVIE LEFEBVRE

Owner

East Meets West Leather Co.





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Jean Whittow
(please print)

Street Address: [REDACTED]

Date: Oct 26, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

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- 1) There is no demonstrable need for this development.
- 2) The construction of roads, homes etc will irreversibly damage the environments + the use + enjoyment of neighbouring land.
- 3) It is going to look like a fancy subdivision not rural Naramata.
- 4) There are inevitably unforeseen consequences, particularly downslope.

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Cory Labrecque; Karla Kozakevich ▾

2020-10-08

4850 North Naramata Road - Opposed to 40 lot sub division

 This message was sent with High importance.



Regarding:

Project No: E2019.017-ZONE
Project Type: Official Community Plan & Zoning Bylaw Amendments
Application Date: September 23, 2019
Applicant: Donna Butler (Ecora)
Civic Address: 4850 North Naramata Road
Purpose: To allow for a 40-lot subdivision
RDOS Contact: Cory Labrecque
250-490-4204 / clabrecque@rdos.bc.ca

We live in Naramata on Albrecht Road.

We are opposed to this development proceeding in any way for many reasons, the primary ones being:

1. Lack of adequate planning for the impact of construction and resident road traffic on the Naramata road system. This system is already showing signs of approaching max capacity during peak tourism season and any new growth must be held until this issue is adequately addressed to the communities satisfaction.
2. Lack of clear and enduring responsibility for water or land movement damage caused by the development impacting public and private properties in the area.
3. Lack of understanding how this development will impact the on-site ecology and wider ecology of the Naramata area in terms of wildlife, vegetation, water flows, wildfire mitigation and other factors.
4. Lack of analysis of this development's impact on the value of the tourism business to Naramata's local economy. This tourism business is based, in part, on Naramata's reputation for its rural quality.
5. Failure to evaluate the local impact of this development when combined with other in-process and proposed developments in the Naramata area in the context of an updated area E community plan.

Thank you for your consideration of these concerns.

Tina Baird & Hugh McClelland





Cory Labrecque

2020-10-23

Subdivision on North Naramata Road



Hi ,
Sadly I can't be on that meeting , and it would not change anything ! I'm very angry that the meeting
Is only now , because there working , planning and doing there thing already for a few Years ! I know, because
I was living right beside and enjoyed this little paradise for 8 Years . I was walking every Day that hill , enjoy nature
and the Animals who live there ! I could tell You many Story's , but its not helping and as I can see , the upper Lots are sold
already !!!!! I hope that You look in to the Environmental study from the upper Lots and just below the fence from the vineyards
!?
Please put a camera up there and see how many Elk , Bears , White tale deer and Coyotes having there daily walk true this
Corridor ! I'm so disappointed that nobody seams to care only the money counts today !
Last Sunday , before I left Naramata I walked up the new Road and it broke my Heart . Every so often I see Bear tracks and big
Apple poops
from him , going up the Road . Where is he going to move ?
Naramata was a little nice Neighborhood when I came in 2012 . I still will visit my Friends , but Naramata lost
his Glow for me . I decided to move away next year .
I hope You can stop the black future for that tiny , beautiful Town .
Good luck
Verena Frick



Sheila Hume

Planning

2020-10-20

4850 North Naramata road - rezoning amendment - 2458/16 and 2459/47



Sheila Hume And Gavin Joyce

Address:



We DO NOT support the rezoning of the subject parcel



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Robert Mackenzie, Wendy Hamlin
(please print)

Street Address: [REDACTED]

Date: October 5, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

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Please Find Attached Feedback Letter (3 Pages)

From : R.Mackenzie, W.Hamlin, Dated Oct. 5/20

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Key Note : Geology poses challenges which may be seriously destructive to the Landscape , its building costs and overall potential including Sewage, Service and other Civil installs .

- The Geology around the Benchlands site is complex with Glacial Lakes and 2 major receding glaciers over time leaving behind sandy beaches (like one near 4850 N. Naramata Road at 510 M) and plenty of Rocky outcrops near the surface with variable Till in-between. These conditions can be very difficult and challenging to build on without considerable blasting and destruction of the landscape. Extreme examples can be noticed elsewhere in Naramata , OK Falls Eastside and in Excess, from West Kelowna to Vernon. Ground Conditions may also present / reveal fracturing in various directions making difficult septic installations, building foundations, among other services , Civil Ground Water Control and Structures. There are often a number of surprises when constructing in this area of the Bench all the way to Indian Rock .

Key Note : This Site has significant Biodiversity which is still intact and identified currently with the RDOS as High and mid to high importance with key Flora and Fauna rapidly disappearing in the South Okanagan . It's Environmental Values and Protection of its species is imperative

- * The Property has been identified as a key Wildlife Corridor with a local Herd of Elk, Bear, Bobcat, Deer, Cougar , among others. Reptiles and Amphibians such as Western (Blue Tailed) Skink , Rubber Boa, Rattlesnakes , Western Tiger Salamanders plus habitat for returning Birds and Insects. The Protection of three Existing Watercourses is paramount on this property with key routes providing important natural drainage along with Highly Sensitive Riparian Wildlife areas . These areas are contiguous with their native surrounding Grasslands , Shrubs and Ponderosa Pines..

Key Note : Jurisdiction Planning / Bylaws and Community Input all play a part in shaping our Present and Future Health and on the Naramata Bench.

- The RDOS have been actively focusing on our best interest and should be commended for their efforts . The APC as a Community Vision focus group, have done an excellent job reviewing new Projects and in line with the OCP. By helping to preserve and plan for Naramata's Holistic, Sustainable future , and recognizing in more depth the Benefits and Shortfalls of particular Growth , the OCP keeps us aware of what is appropriate.

Along with this , the South Okanagan Regional Growth Strategy (RGS) is being fed input from our Local Area E to keep up to date with the needs and wants of the community.

RGS Overview :

"RGS's are long term plans that articulate a Board's Vision for Future Regional Growth. They Promote Sustainable Growth, Assure Alignment with OCP's , and provide Guidance on important Regional and Local Land Use Decisions"

The Purpose of the RGS :

".....to promote human settlement that is Socially, Economically , and Environmentally healthy, and that makes efficient use of public facilities , and services and other resources "..... " to create walkable, liveable, mixed-use neighborhoods and communities by promoting compact, smaller lot development close to day-to-day amenities with a preference for infill"

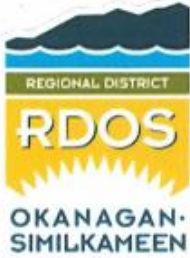
If we are truly following the path of more sustainable village , where Civil Services and Shops and People meet, the Core of the village is waiting for the likes

- It is important that the integrated groups (APC, RDOS, RGS) and the community are made aware of the concerns with this application for re-zoning Amendments.

Items like "Spot-Zoning" Higher density subdivisions in Rural , Farm , Rugged and Environmental Sensitive outskirts, KM's away from the Village Core, is out of Place and not good planning . It can easily fracture the Cohesive , Unique core of the community , mentally and physically. Changing the beauty of the Landscape, discourages visitors from supporting the economy , and residents from comfortably living in a truly beautiful Rural Village .



ROBERT MACKENZIE
WENDY HAMLIN



Feedback Form

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OCT 19 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Gonda Angus
(please print)

Street Address: [REDACTED]

Date: Oct 18 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

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① - Primary Concern: The development would alter water courses. Our property is at the bottom of Trust Creek & Braeg Cr. During freshet Trust Creek can run a dangerous rate. Any development on this property will accentuate the runoff. As we said in the water damage lawsuit Kille Page - no one took responsibility for down stream damage including RDOS & Ecara

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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: _____
(please print)

Street Address: _____

Date: _____

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

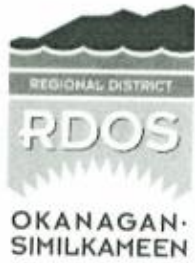
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② The Developer - what explanation has the developer in this scale
 Can they deal with potential town suits of \$10 million for property damage. SHOULD they post a Bond to cover damages

③ This development plan does not reflect the rural nature of naramata

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Feedback Form

Regional District of Okanagan Similkameen

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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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OCT 26 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Claus P Simonsen Cynthia salting
(please print)

Street Address: [REDACTED]

Date: Oct 26, 20

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

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We are the owners of lot 197S which is an orchard property that is situated below the proposed subdivision. Our property is in the ALR and we derive 100% of our income from farming. Our property is bowl shaped and has a 20 inch culvert that runs through the middle installed many years ago. There are also numerous springs that we have drained into this culvert. Lot 197 has many springs and creeks that naturally drain onto and through our property. We are concerned that should 40 large houses and roads be put throughout the property the land will loose the ability to absorb and slowly release the spring melt and heavy spring rainfalls that are increasingly common. A state of the art drainage plan for the proposal will only deliver more runoff through our land and down a wooded gully where it can easily wash out our land pick up debris and wash out the Mill Road culvert and beach properties. We also feel the Community Plan is far out of date especially with regard to how the majority of year round residents feel how our community has evolved into a summer vacation destination. We have many empty houses above us and nearby that are owned by people who use them only seasonally. We would be much more inclined to support a pral that fit into an updated community plan. We were not happy with the virtual public input meeting and felt that not all voices were heard as we and many others were unable to voice concerns to the planners because the process was technically a challenge for many. We have previously sent in a letter of concern to the RDOS with no reply to our concerns.

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planning@rdos.bc.ca



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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ANTHONY MURDAY
(please print)

Street Address: [REDACTED]

Date: Nov 2 / 20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

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A NUMBER OF ISSUES ARE OF CONCERN
(SEE ATTACHED)

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101 Martin Street
Penticton BC V2A 5J9

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Regional District of
Okanagan Similkameen
101 Main St
Penticton ,BC
V2A 5J9

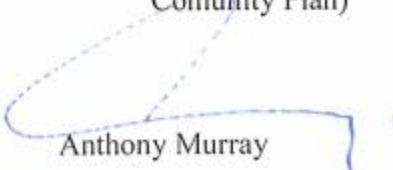
November 2, 2020

RE 4850 North Naramata Road

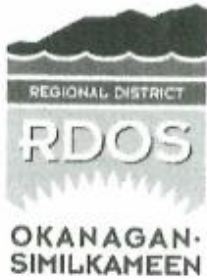
The proposed development of this property will create a number of problems for the community:

The major ones are:

- Pressure on our water system(a 12 lot development is nearby together with other continuing construction off Arawana)
- Uncontrolled water runoff from rain or snow melt(as we have already seen on other recent developments)
- Potential pollution to 2 streams bordering the property from septic systems and other issues
- Inhibiting wildlife(this area is major route for deer,elk and bears)
- Heavy traffic on North Naramata Road during construction(this road already is overused,has no shoulder,and has much pedestrian and bike traffic ,in addition to farm vehicles.
- Impact on the "rural "nature of Naramata(I think we need another look at our Community Plan)



Anthony Murray



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ARTHUR EVENSEL
(please print)

Street Address: [REDACTED]

Date: October / 20 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
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PLEASE SEE ATTACHED SCHEDULE "A"

RECEIVED
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OCT 30 2020

101 Martin Street
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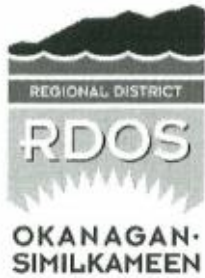
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal 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.

SCHEDULE "A"

TO

Feedback Form for Arthur Evrensel

1. OCP: This development is outside of, and not consistent with, the OCP, which is a product of extensive public consultation.
2. Time Frame: A long slow development period usually means the developer will likely return to the RDOS seeking further densification due to higher infrastructure development costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach. This must be avoided.
3. Resources: This development will have impact on the expansion of the municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs (fire, police, roads, etc.) which will also be paid for by taxpayers.
4. Infrastructure: The developer should be required to install storm water management systems beyond culverts and drains.
5. Energy Efficiency: The homes in this development do not seem to be designed to be energy efficient. They are targeting the building code and nothing beyond. The developer should be required to meet a net zero building standard for each individual home or the community as a whole. This size of development should meet a net zero community standard for environmental footprint, energy and water management given the sensitive ecosystems in the Okanagan, the almost total loss of low elevation ecosystems with the Okanagan Valley (due to agriculture) and global warming (e.g. higher average temperatures resulting in increased energy usage in the summer and more severe storms).
6. Sensitive Environment: The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands with a prohibition on future development.
7. Traffic: The developer should be required to undertake a traffic study, which includes the impact of the development, as well as the other developments planned and in progress along the Naramata Bench Road and north towards Chute Lake.
8. Maximum # of Lots: We would recommend a maximum of 15 single home lots on the property, to be consistent with the environment of the area.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARCIA LANG
(please print)

Street Address: [REDACTED]

Date: October 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

See Attached Comments

RECEIVED
Regional District of Okanagan Similkameen

OCT 30 2020

101 Martin Street
Penticton BC V2A 5J9

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Attachment for Feedback Form

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37

4850 North Naramata Road – District Lot 197S, SDYD, Except Plan B4649 A62

Comments from Marcia Lang

This development is outside the OCP which is a product of extensive public consultation. This development will have significant impact on municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs. The developer should be required to install storm water management systems beyond culverts and drains.

The time frame is an issue. A long slow development period generally means the developer will likely return, seeking further densification due to higher infrastructure costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach.

The developer should be required to undertake a traffic study, including additional developments which are being planned or in progress, along Naramata Bench and towards Chute Lake.

The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands. I would recommend a maximum of 15 single home lots on the property to be consistent with the environment of the area.



Feedback Form

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: PAM SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

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- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

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We originally moved out to Naramata in 1985 and rented until we built our current home in 91. It was easy to choose Naramata as a place to raise our children (one has returned to buy property in Naramata, the other one rents in the area). Beautiful natural surroundings, a big sense of community and small village appeal. Over the years we have seen the landscape change as orchards were ripped out for vineyards and housing developments appeared. There seem to be a lot of people living here part time now. RAL Resource Area designations are vital to the environment and to the continuance of what makes Naramata so special to those that live here. Our area is a gem and does not need its hillsides carved up for more homes. Naramatians have seen and heard what happens when developers come in and change the landscape. We do not need more urban sprawl!! The area in question has been designated from what I understand, as having 'very high' and 'high'

P.T.O

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(not two)

environmental values. There are three creeks running through the property too from what I heard from a local during the recent Zoom meeting. There will be loss of habitat for the Elk population and other animals that travel through the area.

From what I heard, no specific study has been done on how traffic will be affected. When we first moved out here there were three wineries. Now with all the wineries and added developments up Arawana, the traffic in spring summer and fall is greatly affected by tourists and home owners. 40 additional homes on the proposed site would add on average another two cars per household. We are already noticing a marked increase in traffic heading North past our home. We recently turned around in the entrance to Grace Estates just past Gulch Road. The visibility when you leave that property is extremely poor with restricted vision both ways. Added traffic will make for a deadly corner. Also one of the most direct access roads from the proposed development to the village would be down Gulch Road. Its a poorly maintained farm access road at best. The roads in and around Naramata were not made to withstand the traffic it is seeing now.

Just because someone thinks that there is room to put in more and more housing doesn't make it a good plan for the community. Sensitive green spaces are being developed, causing negative environmental impacts and ugly rural sprawl. The decision to develop these areas destroy all that makes Naramata so special.

As an example of how passionate Naramatians are about preserving green spaces look at the recent fantastic fund raising undertaken in a short period of time to preserve/save Centre Beach. We love our community and it should be preserved not over developed by those who are only interested in carving it up for personal profit.

Please pay attention to the locals and make a decision on this property that will protect our valued green spaces and preserve what makes Naramata so special.

Once these spaces are gone, they are gone forever and there's no going back!

Pam Sutherland



Feedback Form

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: GARY SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28/20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I DO NOT SUPPORT THE REZONING PROPOSAL OR ANY DECISION TO CREATE 40 LOTS ON THE SUBJECT PROPERTY. WOULD THE NEW HOMES BE BUILT AND LIVED IN BY YOUNG FAMILYS? ^{DOUBTFULL} ~~DOUBTFULL~~ AS THE PROPERTY AND BUILD COSTS WOULD EXCEED ONE MILLION DOLLARS, MORE LIKELY VACATION HOMES AND THAT DOES NOT HELP THE COMMUNITY AT ALL. NARAMATA ROAD WAS NOT BUILT AS A CONSTRUCTION CORRIDOR BUT LATELY THE NUMBER OF DUMP TRUCKS, CRANES AND LOWBEDS WITH DB CATS LOADERS ETC IS GETTING OUT OF HAND. IN EXCHANGE FOR SPOILING 40ha OF PRISTINE RURAL LAND THE DEVELOPER HAS SUGGESTED A SMALL PARK AND A PARKING LOT WOULD BE A NICE ADDITION TO THE COMMUNITY. I QUESTION

(OVER) →

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WHETHER THIS PROPOSAL HAS ANY REDEEMING FACTORS AT ALL. THE DEVELOPER WILL MAKE MONEY AND TAKE IT AND LEAVE. THE RDOS WILL COLLECT MORE TAX DOLLARS AND DISTRIBUTE IT ACCORDING TO THE NEEDS OF THE WHOLE DISTRICT LEAVING NARAMATA WITH A MINOR SHARE. WHO WILL BE ON THE HOOK FOR THE WATER, SEWER, ROAD AND OTHER UPGRADES THAT WILL COME WITH EXCESSIVE DEVELOPMENT? WE HAVE A BEAUTIFUL LITTLE COMMUNITY IN NARAMATA AND WOULD LIKE TO MAINTAIN THE SMALL RURAL FEELING. LETS NOT GET CAUGHT UP IN THE CURRENT FEELINGS THAT MORE IS BETTER AND BIGGER IS BETTER. NOT EVERYONE HAS THE RIGHT TO LIVE IN OUR LITTLE PARADISE. I AM NOT AGAINST GROWTH BUT THERE HAS TO BE A MUCH BETTER PLAN THAN HAS BEEN PUT FORWARD IN THIS PROPOSAL. THIS IS A SENSITIVE ENVIRONMENTAL AREA Re: WILDLIFE AND WATER COURSES, THE IMPACT OF THIS DEVELOPMENT IN THIS AREA WOULD BE DEVESTATING. LETS CONSIDER THE FUTURE OF THE AREA RATHER THAN THE DOLLAR SIGNS. ###

Sally Schubert

35 YEAR NARAMATA RESIDENT.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Alan Nixon
(please print)

Street Address: 

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)


My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

Please send attached typed page.

Thank you.



Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting

RE: PROPOSED OCP AMENDMENTS TO FACILITATE A DEVELOPER

Thank you again for the opportunity to respond. I will confine my comments to the presentation at the ACP meeting by the developer's representative. I have already sent an email regarding the main issues as I see them.

The presentation:

1. Implied that Naramata was in need of development and that this was good and should be accomplished prior to any revision of the community plan.
2. Pointed out that there were over 140 vacant lots in existing developments which tends to negate the above. Also, when a sewer system is eventually installed in the village this will free up lots there for homes.
3. Indicated the desirability of rural living - which would not be enhanced by a sub-division for Penticton.
4. Indicated that the Ecora funded biologists had designated a small portion on the northwest and the riparian areas as high sensitivity and a small tract along the east border as less so. This disagrees with the Nature Trust assessment and I have talked with the deer and elk which roam my property and they were unaware that they were to travel on these designated tracts only!! Clearly a thorough environmental assessment is required.
5. Also implied was advantage to the water supply by placing a reservoir on the site. My water pressure is 15psi entering my home so clearly massive changes to the system would have to be made to accommodate a reservoir. The engineers have yet to be consulted.
6. Indicated that the proposed site was equidistant from the village as Arawana. What relevance this has I do not know.

Respectfully submitted, Alan J Nixon. 



roger wild

Planning

2020-10-21

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37 4850 N Naramata Rd



Wild Holdings Ltd., owner of lots 4970 & 4990 N Naramata Rd would like to register our opposition to the proposed Bylaw Amendment (File No. E2019.017-ZONE). We feel the proposed development is not in the best interest of the area, and have a few specific concerns itemized below;

Rain water infiltration. The proposal calls for 40 1 hectare lots, with access roads, driveways etc. The increase in hardscaping will have significant impact on rain water flows. The area has a lot of bed rock with sparse top soil. This will inevitably lead to excessive erosion and damage, particularly west of Naramata Rd, and down slope to the lake. Tetra-Tech's review document (File: 704-ENG VMiN03052-!) details the shortcomings of Ecora's rainwater drainage plans for developments south of the proposed development. Damage to adjacent lots were/is extensive and restitution to property owners is held up in legal wrangling between the developer and various levels of local and provincial government. As the proposed development will be undertaken by the same Limited Liability entity, any subsequent issues regarding damage to adjacent properties are likely to end up in a similar legal "stand-off". Given Ecora's track record we fail to see why RDOS would move forward with the amendment.

Traffic. Traffic volumes on Naramata Rd, especially during construction are very likely to create numerous issues. The road is not suitable for high volume heavy vehicle traffic, which will result in damage and erosion of the road surface and substrate. Additionally the winding nature of the road would increase concerns regarding safety.

Lot Density. 40 1 hectare lots represents a significant increase in dwelling density for the area. Our lot at 4970 N Naramata Rd is currently the smallest lot in the area, most if not all the other lots are 2+ hectares preserving the pastoral feel of this unique area.

Thank you for your consideration of these views in advance

Roger and Lynda Wild
(Wild Holdings Ltd)





Shirjorg

Cory Labrecque

10:09 AM

Feedback for Naramata 40 lot proposal: Please acknowledge you have received this.



This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? I attended the meeting in October and was dismayed to see the median age of attendees appeared to be about 73 years of age. WHERE ARE THE REPRESENTATIVES OF THE YOUNG ADULTS OF OUR COMMUNITY??? How does a plan like this even begin to engage their interests and need for sustainable housing??

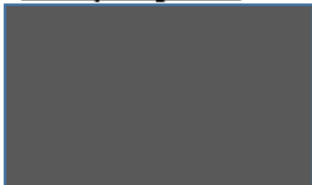
The proposed buyers of this subdivision will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. Additionally, the KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

Greed

should not be a rationale for allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Thank you.

Shirley Jorgensen





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shirley Jorgensen
print)

Street Address: [Redacted]

RE: **Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16**
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

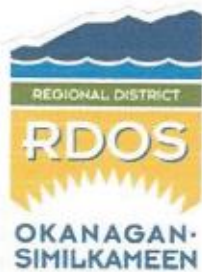
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This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? These will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. The KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

Greed should not be a rationale for

allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". Seriously, there are still affordable homes in the village and surrounding areas. Let people buy these. If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: ERIC MISCHHEL
(please print)

Street Address: [Redacted]

Date: Oct. 19, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

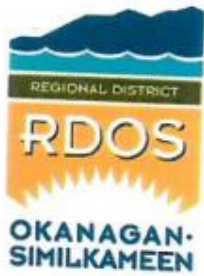
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- ① Proposal is outside the Official Community Plan (OCP). This kind of development was not deemed acceptable when OCP was written and should not be allowed now.
- ② current taxpayers may be faced with negative impact on the Municipal Water System, infrastructure and fire, police resources
- ③ Will overburden Naramata Beach Road with intolerable traffic
- ④ Environmentally sensitive areas will be negatively impacted
- ⑤ Home building plans not environmentally efficient

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Brett Warren
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Mary Kellough
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Duncan McCowan , Pauline Jones
(please print)

Street Address: [REDACTED]

Date: October 6, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
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- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Please find attached--Feedback letter dated October 6,2020 from D. McCowan and P. Jones

This feedback letter is in addition to the previous letter sent and acknowledged by RDOS planning on Dec. 3,2019

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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CONCERNS re 4850 N NARAMATA ROAD DEVELOPMENT PROPOSAL
File E2019.17-ZONE

- **WATERSHED**
 - highly environmentally-sensitive area
 - 3 creeks run through the property
 - high-risk development in a major catchment area
 - 5 road crossings proposed over the creeks


- **GEOLOGY**
 - development will require significant blasting and re-contouring, likely with serious consequences; the potential exists to open subterranean aquifers, which will create huge drainage and surface issues
 - the addition of asphalt and concrete, compounded by steep grades, will significantly alter drainage courses
 - removal and alteration of ground cover will reduce water infiltration, thereby increasing the likelihood of flooding and erosion
 - there is the distinct likelihood of legal ramifications for the RDOS if the developer's drainage system fails; several lawsuits are pending in the case of the Outlook Naramata Benchlands development, where the approved drainage designs were ineffective and caused severe damage to downhill properties

- **SEPTIC**
 - to date the developer has not submitted evidence of sufficient land area and correct soils being present "for percolation of effluent", which they have acknowledged is necessary for sanitary requirements to be met from on-site septic systems

- **WILDLIFE CORRIDOR**
 - the property in question has been identified as being situated in a key wildlife corridor; the proposed subdivision would have negative consequences for human and wildlife interaction

- **INFRASTRUCTURE**
 - increased water demand by a development of this magnitude, beyond the existing service boundary, will require major investment in new water infrastructure
 - traffic and safety issues (vehicular, bicycle, pedestrian) must be addressed, considering both the increased traffic and the numerous egress/ingress points associated with this and other developments along Naramata Road

Duncan McCowan
Pauline Jones





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Christopher Sutton
(please print)

Street Address: [REDACTED]

Date: 19th October 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am a resident of Naramata and I would like to state my opposition to this development. This is based on a number of reasons that I would like to set out below.

1. Lack of community attachment

This is an opportunity by a property developer to make money out of developing a site of outstanding rural beauty. Although the owner of the land says he has owned it for a number of years, there is a strong feeling that the business people most closely linked to this opportunity have little or no close ties with the community and therefore are not concerned about how this development will affect the area, in terms of pressure on infrastructure, increased risk of flooding, fires or congestion. Further, without close links, it is difficult to see how they will stay engaged with the protection of the environment once the diggers and trucks move in.

2. History of flooding following similar developments

The series of developments that have occurred on the upper slopes of the Naramata bench have invariably caused issues with flooding further down towards the slopes. The constant disturbance of the

underlying bedrocks and natural drainage channels, which this development will invariably add to, has the potential to cause more flooding to locations in the area.

3. Detracting from the area's natural beauty

The beauty of Naramata is enhanced by the fact that it is not a suburb or heavily populated area. There is an equitable and balanced mix of rural living and natural beauty, supplemented by the agricultural activity in the area. That is why we are becoming such an attractive tourist location. Problem is, we are also becoming an attractive speculative development area. The development of 150 acres of forest will do nothing to enhance the beauty and allure of the area – in fact, quite the opposite.

For example, walk up the KVR towards Robinson Creek and look down at the lake through all the trees. Now imagine in 5 to 10 years time when these houses have been built and all the view has been destroyed through the developers building roads and houses, and also home owners cutting down trees to improve their view. This is not what Naramata needs, nor is it a blank cheque for property developers.

4. Naramata has a natural capacity for homes – we are not under any obligation to create additional, needless capacity

Areas like ours owe their beauty to an understanding that there is a capacity and limit to housing opportunities. Once we have met that capacity, this should not be an argument that more is needed, purely because a developer has a piece of land that they are desperate to build on and make a nice profit.

There are still a number of lots still unsold on the existing building sites of Kettle Ridge and Outlook. These have been on sale for a long time. Before any conversations are had about capacity running out, there should be a review of outstanding lots for sale (and the reasons why) before we open up further tracts of land for development. Also, looking at this area from a distance, the scar that Outlook etc. has caused on the hillside is glaring. Have a look next time you drive along the 97 and look across to Naramata and you will see what effect the deforestation of 150 acres will look like if this is allowed to proceed.

5. This is just the start....

The parcel of land also extends to the north east of the KVR. If this development is allowed to proceed, then the genie is out of the bottle. The precedent will be set and there will be an additional application for the development of that land too. The proposal even has a suggestion for linking the two pieces via a road bridge.

6. The benefits the developer claim are very thin in substance

The economic benefit will be to contractors (who are already in short supply in the area) realtors and lawyers. 40 houses, especially if these become holiday homes, will not have a serious impact on local retail and restaurants, over and above that usually seen during the summer season.

7. Environmental sensitivity is an issue here

By their own admission, the build site includes high and moderate ESAs. The extensive building that will take place on the low level ESAs will bound to have an adverse effect on the more sensitive areas

By their own admission in their report (p7), this is an area of high fire risk. Their mitigation is to clear the trees, which in itself goes against the need to maintain natural beauty. Naramata has FireSmart initiatives in process that will mitigate fire risk without the need to build houses

8. This is not in line with OCP guidelines

I honestly struggle to see how this development meets many of the OCP goals in determining the appropriateness of proposed developments

- The show of dissent on the recent virtual meeting showed that this is not in line with community values
- Scenic vistas will be destroyed, or at a minimum, seriously impacted
- We have enough green space and park space
- Building on 150 acres will not protect important and sensitive features of the natural environment that exist in the area
- OCP goals state that there should be a concentration on infill. This is anything but.
- Recent local flooding shows what impact these kinds of builds have on adjacent agricultural land
- This area would necessitate new infrastructure, especially roads and utilities

9. Developers are trying to fit the reality of a housing estate into a Growth Strategy Bye-law

Yes, Naramata is a rural growth area, and a place where limited future growth is anticipated. This proposed development is a serious threat to that ideal. The developer's argument that this is low density housing tries to hide the reality that this build will have a huge impact on a small area, destroying a key area in the north Naramata area that is enjoyed by locals and tourists who appreciate the rural beauty of the area, rather than overlooking a bloated housing suburb.

Further, existing builds should not give this idea the precedent it is looking for. We have four existing new builds, each one has yet to completed. Just because these exist should not be seen as a green light to more developments. Further, as their application states (p6) there are still over 100 vacant lots. Do we need 40 more?

10. Park Dedication

Do we honestly need the additional parkland that this scheme is offering to build? I think there is enough natural land in the area. It seems ironic that the developer is keen to promote the idea of creating additional parkland as part of their development when they themselves are destroying natural parkland in the pursuit of this development. Further, we do not need additional access to the KVR. Part of the charm is that people and cyclists can travel safely without having to cross more carparks.

11. In conclusion

Finally, should this development be allowed, I do not savour the thought of 10 years of building in the area – dirt trucks up and down the Naramata Road and the slow degradation of an area that needs new housing areas like a fish needs a bicycle. These are seriously steep slopes and building will be a real challenge. Finding stable footings will be a long protracted process, and the area will be severely impacted as building locations are located, inspected and gauged out.

I encourage the Board to recognise that this proposal plays on the opportunities offered by the regional growth plan, especially the concept of low density. Simply put, they are gaming the system, but in reality, it will result in the mass clearing of a significant area of natural beauty. This will not be an easy build and the local area will suffer through the attempts of builders and developers to create housing in an area that does not warrant nor need such a development.

I would also refer the board to a news article that appeared last year that compares the Napa Valley to the Naramata bench:

<https://www.heraldnet.com/life/a-wine-wonderland-awaits-north-of-the-border-in-canadas-napa/>

“A wine wonderland awaits north of the border in Canada’s Napa. Here are prize-winning wines from British Columbia’s *stunningly beautiful Okanagan Valley*.”

Year on year, we are proving to be a popular area for quality wine and recognised as a truly beautiful area. Please do not let property developers ruin this and allow them to make a profit at our expense.



Proposed rezoning of 4850 North Naramata Road



To whom it may concern

My husband and I have lived at 4865 North Naramata Road for the past nearly fifty years. We are of the firm belief that if someone owns a piece of property they should be free to do what they please with it, PROVIDED THAT ANY DEVELOPMENT OF THE PROPERTY DOES NOT SERIOUSLY IMPACT NEARBY PROPERTIES. Unfortunately, that does not appear to be the case for this application.

While the addition of a few new lots would likely not have a great impact on the area the development of forty on the relatively steep and rocky hillside above us, we feel, would.

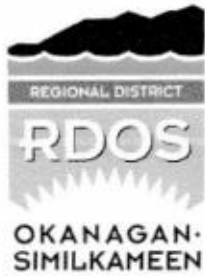
We have the following concerns:

- (1). If approved, this development would add 40 households with the potential of 80 to 160 new residents. Taking into account the accompanying likelihood of the typical two cars per household, it is a lot for an already fragile area.
- (2). As mentioned, the area in question is fairly steep and is largely bedrock. Over the years we have experienced runoff from heavy rainfall, especially in the spring and fall months resulting in our driveway sustaining serious damage. (It has to be rebuilt after each occasion) This with only one residence above us. The addition of another 40 on the hillside above us will likely make the situation worse. The proposed development with the accompanying removal of trees and the addition of paved roads and driveways would no doubt have a negative impact on the capacity of the land to absorb sudden water increases.
- (3). Our house is the last on the north end of the water line. When we have a very dry summer, which is not an infrequent occurrence, the water pressure drops dramatically. As a result, our water becomes a trickle during peak use. We wonder how this will be impacted by another 40 residences.
- (4). The potential for forest fire is now of huge concern. With climate change and lack of snow pack in recent years, the area is tinder dry and the threat of fire is constant. In our own case, we have twice been evacuated and in 2003 were unable to return to our property for several weeks. The most recent fire in 2014, was started just north of our property, and came close to engulfing our home. With heavy development in the hills above us, the threat will increase.
- (5). Another potential problem that doesn't seem to be addressed is that of the Naramata Road itself. Currently, anyone living in the area knows about the appalling state of the road. With the huge increasing pressure of tourists visiting the area, it will get worse and some plan should be in place for upgrading, with or without new development. The volume of traffic alone during peak times is getting to the point where the road may not be able to cope without adjustment. While wineries are a great boost to the local economy, they do add to the congestion. The influx of cyclists, both local and visiting, is also a worry. They are particularly at risk given the meagre bike lane width and the ever increasing traffic pressure.

I have not mentioned the overall environmental impact.

Yours sincerely,
Malcolm and Hazel Clark

Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Joanne Finn
(please print)

Street Address: [REDACTED]

Date: 20 Oct. 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- This proposed overdevelopment is on an environmentally sensitive area.

- The road is not built to handle the number of vehicles that a development of this size would a) require for construction + b) be required for up to 80 additional personal vehicles

- This was not considered in the original OCP! It's far too dense for this area.

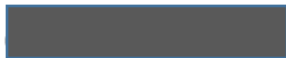
Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



October 25, 2020

To: Regional District of Okanagan Similkameen (Planning)

FROM: Mark and Wanda Berry



RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. - District Lot 1975, SDYD, Except Plan B4649 A62

This letter is sent with much concern over the proposed 40 lot residential subdivision adjacent to our property for the following reasons:

- 1) This is a major wildlife corridor with 4 creeks (2 seasonal).
- 2) Considering access challenges on steep, uneven and rocky land, the site would require blasting with little regard for the environmental sensitivity and by extension for the impact on wildlife. This would have irreparable ecological damage.
- 3) The impact of 40 sewer systems on rocky terrain
- 4) Increasing traffic on Naramata Road when the road is narrow with few pullout or passing areas. We regularly witness "close calls" between vehicles and pedal bike traffic. Naramata Road has become a mecca for pedal bikers.
- 5) The RUN OFF impact of TRUST CREEK which borders the north west slope and our property (and others) down to Okanagan Lake. Our water well is located along the creek. Are there any guarantees that water etc from above properties wouldn't be diverted to Trust Creek which sees a major flow of water, rocks and forest debris in spring/summer? Well water CONTAMINATION is a tremendous concern for us.

In closing, we ask that all parties involved take a step back to consider that our quality of life (and unspoken true "wealth") comes not from the "push" for "development" and "development wealth" but from retaining ecological function and protecting delicate ecosystems from damage thus minimizing our footprint.

Respectfully submitted,
Mark and Wanda Berry



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Kaleigh Jorgensen
(please print)

Street Address: [REDACTED]

Date: Oct 23, 2020

**RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62**

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

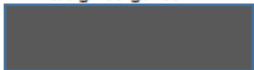
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am absolutely against this rezoning and development. It is right above our family farm, and I have many concerns including water management, fire management, and who takes responsibility when problems arise. The proposed number of houses is out of step with the rural living enjoyed and cultivated by caring citizens who are present to build their community year round. Do people with wealth get to decide what happens to a very unique part of the world? It seems the developers referenced this proposal as aligning with the Community Plan. I do not think that many neighbours to this proposed development would agree that this exclusive and elitist direction of housing in Naramata upholds their values. Perhaps it is time for a new community plan updated to reflect the present and future of Naramata.

Although we are currently in a pandemic, the feedback process has been difficult to navigate. The Town Hall style Zoom meeting in early October was not recorded despite good feedback from participants. Since a development this large would affect many people for years to come, it was surprising and disconcerting that this proposal was not a front and centre issue for the RDOS to communicate to citizens.

If this plan passes even in a reduced form, what doors does that open for the future of Naramata? Some things once given, can never be gotten back.

Kaleigh Jorgensen



Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: MARK + WANDA BERRY
(please print)

Street Address: [REDACTED]

Date: SEPT 24TH 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

THIS IS A MAJOR WILDLIFE CORRIDOR INCLUDING RATTLE SNAKES, MULE + WHITE TAIL DEER, ELK, MANY LIZARDS AND BEAR, COYOTE'S + WOLVES 4 CREEKS (2 SEASONAL)
NARAMATA RD ITSELF IS GETTING TO BE A MECA FOR PEDAL BIKERS EVEN THOUGH THE ROAD IS NOT WIDE ENOUGH RESULTING IN CLOSE CALLS WEEKLY.
NORTH NARAMATA ROAD SEE'S HUNDREDS OF BIKES THROUGH THE SUMMER AND WEEKENDS ALTHOUGH THERE ARE VERY FEW PULL OUTS OR PASSING AREA'S
40 SEWER SYSTEMS ON PROPERTY THAT IS 50% ROCK IS A CONCERN
THE BLASTING THAT WILL TAKE PLACE TO GET THE ROAD IN IS ALSO A MAJOR CONCERN
IT SEEMS NARAMATA IS IN A CONSTANT BATTLE AGAINST DEVELOPERS TRYING TO GET RICH.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: John Evison & Monica Sloan
(please print)

Street Address: [REDACTED]

Date: Sept. 24th, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel. *and ask that RDOS consider our concerns outlined in the attached document.*

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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To: RDOS Planning Department , Cory Labrecque
From: Residents of [REDACTED]
Re: 4850 N. Naramata Rd. Project E2019.017 – Zone

We are writing as residents of 4920 N. Naramata Rd. and owners of 4932 N. Naramata Rd. to the proposed rezoning for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We are very concerned over the impact that such a significant development may have on our above identified properties. Having lived on N. Naramata Rd. for almost 14 years, we have come to appreciate the very special uniqueness of what remains of the Ponderosa pine (*Pinus ponderosa*) – Blue bunch wheat grass (*Pseudoroegneria spicata*) biogeoclimatic ecosystem that characterizes this area, and worry that this proposed subdivision will do irreversible harm to this ecosystem. We have a number of specific concerns that we would like to draw to your attention.

1. Stability of Groundwater Aquifers and impact on well-water availability.
Much of the 100 acre planned subdivision consists of surface bedrock interspersed with a light soil. As a result, development in the area will likely require significant rock movement to build roads and home sites. Some blasting may be required. Experience over the years has taught us that blasting for these purposes may result in serious unintended consequences, specifically impacting the subsurface aquifers and the water availability to existing wells in the area. There is no guarantee that pre-existing wells in the area will not be affected by blasting.
2. Impact of springs in 100 acre area.
Infrequently, but especially in years of heavy run-off from snow melt, artesian springs appear in this area. These springs are unmarked and occur between Trust Creek and Baerg Creek. In the spring of 2018 the flow filled the roadside ditch on the east side of N. Naramata Rd. from Baerg Creek northward and flooded an apple orchard on the west side by draining under N. Naramata Rd. Because these springs are very intermittent, our concern is that it will be difficult to factor in this impact in a systematic manner and thus avoiding placing a building site on top of one.
3. Impact of Increasing Surface Water Runoff during Periods of High Precipitation.
With the addition of asphalt and concrete to a 40 unit subdivision, the problem of uncontrolled runoff from this area will be only compounded. The flow of runoff water in Baerg Creek passes under N. Naramata Rd. through an orchard into a gully, ending in Okanagan Lake at Mill Road north of Naramata Village. This likely increase in flow not only in the spring but also in the summer because of thunder storms may affect home sites on Mill Rd.
4. Disruption of Well-Established Wildlife Corridors.
The bench lands are full of well-worn animal tracks that bisect the hills both north-south and east-west providing valley bottom and potential lake access to elk, deer, both mule and white-tail, coyotes and bear populations in the area. A subdivision of this scope would severely impact the use of these wildlife corridors which are decreasing in number as it is. This increases the risk

of negative interaction between wildlife and humans, and the subsequent loss of the species, particularly bears.

5. Loss of Pristine Ponderosa Pine – Blue Bunch Wheat grass Habitat.

The area in question is a nearly pristine, unblemished Ponderosa Pine – Blue Bunch wheatgrass habitat remaining along the Naramata bench back to Penticton. This area is relatively free of invasive plant species such as Diffuse Knapweed (*Centauria diffusa*), Dalmatian Toadflax (*Linaria dalmatica*), Hounds-tongue (*Cynoglossum officinale*) etc. Any clearing of the land surface will undoubtedly increase the density of invasive species – at least some of the proposed development area is worth preserving for everyone's benefit including the people who may eventually live there.

6. Impact of Naramata Infrastructure.

Anyone who lives along North Naramata Road understands the fragile condition of the infrastructure that supports our local residences. In terms of water availability, based on nominal flows of artesian water available to nearly 10 acre and smaller properties, we are concerned that existing aquifers will not be able to supply to such a high density development (forty 2.5 acre lots) causing irreparable damage to the aquifer (s) we rely on for our water. Residents who have lived in this area for over 40 years and depend on wells have experienced years where the water flow was minimal as a result of a 2-3 year low snowpack. If the developers plan to access reticulated water from the Naramata water system, we assume that significant new water infrastructure development would be required to service the demand from the development and that the costs will be factored into the cost of development and not borne by the residents of Naramata.

While we assume the subdivision will rely on the latest in septic system technology, the more northerly section of the area is represented by significant rock bluffs which would impact the number of septic field sites and their potential success.

In Conclusion:

We hope you will take these concerns seriously in your assessment of the proposed subdivision, recognizing the importance of achieving development that is sustainable and supportable. We do not feel that this proposed development (40 lots) is either, based on the concerns we have provided above.-

Respectfully Submitted

John Evison and Monica Sloan

Owners



To: RDOS Planning Department

From: Residents of [REDACTED]

RE: Project E2019.017- Zone 4850 N. Naramata Rd.

We are writing as residents of 4830 N. Naramata Rd, with regard to the rezoning application for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We have many concerns over the impact that a development of that magnitude will have on our adjacent property, as well as on the greater community. We have lived in our house for more than 6 years, own a business on Naramata Rd and have taken an active role in the Naramata community. We have a number of specific concerns that we would like to draw to your attention in your assessment of the proposed subdivision.

As a professional geologist I am very concerned about terrain. The landscape elements over this 100 acre parcel consist of mixed deposits of glaciolacustrine sediments and outcrops of coarse grained metamorphic rocks. These metamorphic rocks have been altered through geologic faulting. The topography of the surface sediments is controlled by the form of the underlying bedrock, and thus the surface elements are highly variable. There are also a significant number of artisan aquifers.

1. This development will require significant blasting and recontouring to accommodate all the home sites and roads. Serious consequences will likely be the following:
 - An impact on the flows from subsurface aquifers.
 - The potential exists to open aquifers that will create huge drainage and surface issues. Subsurface aquifers in existing wells in the area could be affected.
 - Stability of the surface sediments.
 - With the addition of asphalt and concrete, compounded by steep grades, surface water runoff will significantly change drainage courses, resulting in erosion and severe instability. A case in point is the Outlook Naramata Benchlands Project which included removal of vegetation, blasting of the new subdivision and recontouring the surface. The subsequent rainfall in May 2018 resulted in severe erosion, serious flood damage, danger to downhill properties and a lawsuit.

2. Disruption of Wildlife Corridor

In our backyard we have enjoyed many observations of mule deer, white tail deer, elk, coyotes and our neighbourhood bears as they cross the property. We believe we have a bear den nearby and see them often. The proposed subdivision would create major negative consequences for human and wildlife interaction.

3. Infrastructure

At 4830 N. Naramata Rd, we are the last house on the main Naramata water system. We experience frequent periods of such low water pressure that we have had to install a large pump to supply adequate water to our home. The increased water demand by a development of this magnitude will require major new investment in water infrastructure to avoid future water pressure and supply issues.

Ecora has provided some preliminary infrastructure costs based on their experience with "similar projects". They acknowledge that "limited information" has been obtained to date. Until significant geotechnical investigations are completed, we challenge such comparisons to other projects. Inadequately projected costs cannot be borne by Naramata residents or by the RDOS.

4. Septic

In the Ecora Development Plan submission *"Sanitary requirements could be met from the use of on-site septic systems providing that sufficient land area and the correct soils are present for percolation of effluent"*.

We strongly question that the large area of this development with its numerous outcrops of bedrock will be conducive to effective septic systems. We are also extremely concerned about seepage onto our own property immediately below a number of the proposed units.

5. Naramata Community Plan

The larger traffic issue should be addressed via an impact study of the increased number of vehicle trips per day using North Naramata Rd, particularly considering the numerous egress points associated with this and other proposed developments. Pedestrian as well as vehicular and animal safety is a major concern.

The RDOS Regional Growth Strategy includes to *"promote human settlement that is socially, economically and environmentally healthy"*; We sincerely hope that the RDOS keeps that uppermost in mind while assessing this proposed subdivision.

In conclusion, based on our stated concerns we believe this proposed development of 40 lots does not fit with the RDOS Regional Growth Strategy or with the Naramata Community's best interests.

Thank you for your consideration,

Duncan McCowan, P. Geol. and Pauline Jones

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Regional District

NOV 23 2019

101 Martin Street
Penticton BC V2A 5J9

ED
District

2019

101 Martin Street
Penticton BC V2A 5J9

Naramata Nov 16, 2019

Re: Proposed plan 4850 North Naramata Rd.
DL 197S

Dear Sir or Madam,

My wife and I have lived at 4810 North Naramata Rd since 2012 and have owned the property since 2006. In this time, we have both been active in the community where we are privileged to live. We have many concerns regarding the addition of 40 lots to be developed to the north of us on the east side of North Naramata Rd.

Ecology.

The proposed division into 40 lots includes the Baerg Creek and several animal corridors from east to west, which would be adversely affected by such a largescale development. In addition, as has been experienced with the development, further south denuding the area of trees and changing the land contours has resulted in a serious flood danger for downhill properties. In this case not only properties to the east but also the undermining and destabilisation of North Naramata Rd.

Infrastructure.

There would be considerable strain on the existing infrastructure caused by the addition of 40 homes. The water required, should there not be use of local well, would require an increase in pressure upstream and we would like to know the consequence of this particularly when the commercial irrigation starts in spring.

North Naramata Rd. is relatively narrow with many twists and turns. Areas at the edge have crumbled over time leaving ruts and holes. Cyclists use this road frequently singly or in groups. Has the RDOS considered the impact of potentially 80 more vehicles using the road daily?

Naramata Community Plan.

The plan was designed to allow limited and graduated growth. Naramata is a unique community which thrives on a mix of old and new residents, young and old. It is to be hoped that any developments would not only enrich the tax base but also the cultural and social equity of Naramata by encouraging full-time residents.

Thank you for your consideration,
Sincerely,



Alan and Gail Nixon.

Peter Simonsen/Cyndie Salting

October 21st 2019

[REDACTED]
Naramata B.C.

VOH 1N1

Phone 250-488-0363

Dear Cory Labrecque

We are the owners of lot 197s and are writing to express our concerns about the upland development of lot 197 (project #E2019.017-zone) 4850 North Naramata Rd. Proponent Donna Butler (Ecora).

We are long time experienced fruit growers and landowners in the Naramata and Penticton area. We fully respect an individuals right to do what they wish on their own property within their rights under the law and so long as it does not adversely effect the neighboring community.

Lot 197s has been farmed by us for many years and is zoned agricultural. Our concern is with spring melt and storm water runoff and in this regard Lot 197 is in our opinion highly unsuitable for development due to the amount of bedrock and the steepness of the property.

Baerg Creek flows through our property. Many years back previous owners, in an attempt to make the property farmable , put in drainage and culverts. Over the years we have often had problems with storms and spring runoff but have managed to deal with these random acts of nature and continue to farm. Due to the amount of bedrock and the steepness of lot 197 very little water infiltrates or is held back naturally during these annual events.

My concern is that if the non bedrock portions of the property were covered over with large housing projects with large driveways and outbuildings covering the land that once held back a portion of the runoff, combined with a paved road through the middle; we will lose our culverts, trees and land in these same normal predictable annual weather events.

I can't see how the developer can mitigate these effects, or how we can. Water will always flow onto our lot. If diverted somehow to Robinson creek this is also a problem for my inlaws pear orchard. It can barely handle the upland runoff and frequently floods as it is. If diverted to Trust Creek to the north this amount of water this quickly will cause erosion problems for other property owners.

The water from all 3 creeks must eventually must cross Mill Road and the culverts there are often overflowing and threatening the lakefront properties.

We don't believe that it is possible to develop this property without having a negative effect on the neighboring properties.

Sincerely,



Peter Simonsen and Cyndie Salting



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shelley and Jim Smillie
(please print)

Street Address: [REDACTED]

Date: September 24, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

N. Naramata Road infrastructure already significantly lacking to support significant increase in vehicle traffic for such a rural area

Already precarious for cyclists and pedestrians dodging vehicles and tractors with no easements, narrow and potholed road

Concern about water drainage for properties below, as witnessed on Gawne Rd after development above

Concern for wildlife, further migrating towards town and urban areas (deer, rams, elk, etc.)

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Pam Sutherland [REDACTED]

Planning

2020-10-11

Rezoning Amendment Naramata

i You replied to this message on 2020-10-13 9:48 AM.

We would like to go on record as follows:

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

I do not support the proposed rezoning of the subject parcel.

Pam Sutherland [REDACTED]

I do not support the proposed rezoning of the subject parcel.

Gary Sutherland [REDACTED]

If time allows before the Board meeting that addresses the first reading of this amendment, we will be dropping off completed feedback forms at the RDOS office.

For now we would like you to be aware of our strong lack of support for the proposed rezoning of the subject parcel.

Regards,
Pam and Gary Sutherland

Sent from my iPad



Feedback Form


Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Gravin Soyce + Sheila Home.
(please print)

Street Address: 

Date: Oct 20, 2020

**RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 1975, SDYD, Except Plan B4649 A62**

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Given the rural nature and the tourism/hospitality industry of the area Enough is Enough!

Please reject the existing zoning.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



December 16, 2019

File: 2019091
Your File: E2019.017-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton BC V2A 5J9

Attention: JoAnn Peachey, Planner

Re: Rezoning application to allow 40-lot subdivision at 4850 North Naramata Road,
Naramata, BC.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development has reviewed the above noted referral. We understand that the proposed re-zoning is to facilitate a 40-lot subdivision at the subject property.

According to our records, the proposed development area contains the following sensitive values:

- Very High and High Conservation Ranking
- Critical Habitat for:
 - Western Rattlesnake
 - Great Basin Gopher Snake
 - Desert Nightsnake
 - Lewis's Woodpecker
- Three riparian corridors

We do not recommend supporting the proposed re-zoning as it is not consistent with the 2008 OCP Resource Area designation (20 ha. minimum lot size). The proposed level of development would result in significant disturbance in an area of very high conservation value and increase human/snake conflict.

Furthermore, we recommend a comprehensive Environmental Assessment be completed before further consideration of re-zoning.

Also:

- the proposed 10m "no-build" zones adjacent to the identified streams may not meet the terms of the RAPR—no indication is made as to how that width was determined

- We strongly recommend requiring a comprehensive RAPR assessment of the riparian areas to show that subdivision as planned will not result in ‘sterilised’ lots—i.e. a useable building site/envelope must be demonstrated in lots within 30 m of watercourses.

It is the proponent’s responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at Jamie.Leathem@gov.bc.ca or 250-490-8294 if you have further questions or require additional information.

Sincerely,



Jamie Leathem, M.Sc.
Ecosystems Biologist
For the Referral Committee

JL/jl



Interior Health
Every person matters

December 19, 2019

Cory Labrecque
Penticton City Hall
171 Main Street
Penticton, BC V2A 5A9

RE: File No. E2019.017-ZONE: District Lot 1975, SDYD, Except Plan B4649 A62: 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for the opportunity to provide comments for consideration regarding file E2019.017-ZONE at 4850 North Naramata Road. It is our understanding that the intent is to amend the land use designation of the property from Resource Area (RA) to Small Holdings (SH) within the Electoral Area 'E' Official Community Plan Bylaw; and amend the zoning of the property from Resource Area (RA) to Small Holdings Three (SH3) within the Electoral Area 'E' Zoning Bylaw, to allow for a 40 lot residential subdivision on the western part of the property. This referral has been reviewed from a Healthy Community Development, a Drinking Water Supply and from a Land Use, as it applies to Sewage, perspectives. The following information is for your consideration:

Healthy Community Development

The Regional District of Okanagan Similkameen can support the health of residents by promoting healthy built environment planning principles which health evidence demonstrates has a positive impact on people's physical, mental and social health. [The Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principles to health outcomes. When residential land use is separated from amenities (e.g. parks, schools, commercial areas, etc) by distance and terrain, the primary transportation choice for most trips is single occupancy vehicle, which supports sedentary, less physically active and more socially isolated lifestyles, and increased carbon emissions. Also, IH supports preserving environmentally sensitive areas to protect biodiversity, corresponding measures of ecosystem function and limiting exposure to environmental hazards, such as wildfire interfaces.

Research demonstrates that more compact, complete, connected and walkable neighbourhoods create environments in which people are physically active and socially connected which has been shown to lower rates of chronic health conditions as well as improve mental health. In addition, from an infrastructure asset management perspective compact communities are more financially feasible to construct and maintain thereby providing clean, safe, reliable utility services well into the future. Compact communities also minimize impact to environmentally sensitive areas and limit exposure to environmental hazards.

Healthy built environment planning principles could be included as criteria when considering how the proposed development supports the health and well-being of community members. Encouraging (or limiting) relatively higher density development to settlement areas or nodes is one way to apply these principles in more rural settings.

Bus: 250-469-7070 x12287
tanya.osborne@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Avenue
Kelowna BC V1Y 0C5

Drinking Water Supply

It was noted the proposal for water servicing is to connect to the Naramata Water Supply System. As such, it is important to consider how potable drinking water that meets the BC *Drinking Water Protection Regulation* and Health Canada Guidelines for Drinking Water Quality (GCDWQ) will be consistently provided given:

- Lengthy extension with potentially low usage and long residence/retention within the distribution mains;
- The ability to maintain sufficient chlorine residual within the distribution mains to inhibit microbial survival;
- The ability to provide sufficient chlorine residual while maintaining disinfection by-products below the MACs set out in the GCDWQ;
- Looping of water distribution lines to minimize the creation of dead ends; and
- Ability/design location to facilitate adequate distribution main flushing activities.

Land Use as it applies to Sewage

From the viewpoint of BC policies and regulations governing onsite sewerage dispersal systems and land use:

Within the provided Development Plan, under the "Full Conceptual System Plan" section, the proponents have stated "sanitary requirements could be met from the use of on-site septic systems". However, the Development Plan Maps provided show connections to a sanitary sewer. It is unclear how the proposed lots will be serviced in terms of sewerage – comments have been provided below for either options.

For on-site sewerage servicing: the minimum lot size in the proposed new zone is 1.0ha, which exceeds the best practice of maintaining a minimum lot size of 0.2ha when connecting to community water and individual on-site septic. Please note that should this application be approved and reach subdivision stage, the applicant will be required to demonstrate suitable primary and reserve type 1 trench sewerage dispersal areas on each proposed lots which meet all required criteria from BC Sewerage Standard Practice Manual Version 3.

For connection to an existing sanitary sewer or creation of a private sewer utility: the Sewerage System Regulation under the *Public Health Act* only applies to onsite sewage systems that process a sewage flow of less than 22, 700 litres per day. A community sewer system servicing 40 residential lots will likely exceed this flow. Sewerage systems with flows greater than 22, 700 litres per day fall under the jurisdiction of the Ministry of Environment, under the Municipal Wastewater Regulation.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Carol Leung, CIPHI(C)
Environmental Health Officer
Environmental Assessment Program



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File Number: E2019.017-ZONE

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the Tsilhqot'in case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 processing fee for each referral. This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File number: E2019.017-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on November 27, 2019.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economically from those uses.

Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

lilmlamt,

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque
Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

Activity No Payment

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

January 14, 2020

File number: E2019.017-ZONE

Attention: Cory Labrecque

Re: 4850 North Naramata Road Bylaw Referral: 30 Day No Payment Activity

We write regarding your failure to pay invoice #L-191127-E2019017-ZONE to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated November 27, 2019.

The Okanagan Nation holds unextinguished aboriginal title to the land and resources within our traditional territory. The above-noted activity / development is within PIB's Area of Responsibility within Okanagan territory and as such, is subject to Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

Over the last two decades, the Supreme Court of Canada has clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Penticton Indian Band, Okanagan Nation. The Court has clarified that Aboriginal title continues to exist in British Columbia, and is protected by s. 35 of the Constitution Act, 1982.

Most recently, in June 2014, the Supreme Court of Canada in the *Tsilhqot'in* case set out the following characteristics and implications of Aboriginal title:

- Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.
- The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in



With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along North Naramata Road. **Bringing electrical service to the proposed lots will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed subdivision.** The applicant is responsible for costs associated any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

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>

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

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



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December 4 2019

File No: E2019.017-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Proposed OCP and zoning bylaw amendments – 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for providing the B.C. Ministry of Agriculture with the opportunity to comment on the proposed Electoral Area E OCP and Zoning Bylaw amendments for the property located at 4850 North Naramata Road. I have reviewed the documentation you have provided. From an agricultural perspective I can offer the following comments:

- Ministry staff note that the proposed development is directly northwest of land located in the Agricultural Land Reserve (ALR). The ALR is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- It is important that the applicants/owners/potential purchasers, including those associated with any future development in the immediate area, be aware that this parcel is adjacent to a farming area. There are many activities associated with the business of farming that may generate noise, dust, odours, and other disturbances. These activities may potentially create nuisance complaints and land use conflict if not adequately addressed.
- Ministry staff encourage the applicant and RDOS to work together with their ALR neighbours to ensure that this development acknowledges farming activity in the area and help reduce any potential issues in the future.
- For consideration, the Ministry's [Guide to Edge Planning](#) provides suggestions that this development may benefit from including road signage, vegetative buffering and disclosure statements along the agriculture-urban boundary. Ministry staff note that any proposed access points and structures should be sited in a way that helps minimize the impact on agricultural areas and/or areas required for farming operations.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2019

Reply to the attention of Sara Huber
ALC Issue: 51633
Local Government File: E2019.017-ZONE

Lauri Feindell
Administrative Assistant, Regional District of Okanagan Similkameen
lfeindell@rdos.bc.ca

Delivered Electronically

Re: Regional District of Okanagan Similkameen Official Community Plan and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS Electoral Area "E" Official Community Plan (OCP) (the "OCP Bylaw") and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37 ("Bylaw No. 2458.16" and "Bylaw No. 2459.37" respectively) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

The Bylaws propose to amend the Electoral Area "E" OCP Bylaw No. 2458, 2008 land use designation from Resource Area (RA) to Small Holdings (SH) and the Electoral Area "E" Zoning Bylaw No. 2459, 2008 zoning designation from Resource Area (RA) to Small Holdings 3 (SH3) in order facilitate subdivision of the property identified as 4850 North Naramata Road; PID: 001-742-183 (the "Property") into 40 lots.

ALC staff recognizes that the Property is not within the ALR and that North Naramata Road separates the Property from the ALR boundary. ALC staff believes that North Naramata Road provides sufficient buffering to mitigate potential conflicts between agricultural and non-agricultural properties. As such ALC staff has no objection to the Bylaws.

Although the proposed development does not directly affect ALR land, ALC staff has some concerns that increased traffic arising from the development might have negative impacts on the adjoining ALR. It is suggested that the Regional District give thought to how it might mitigate impacts of increased traffic on adjoining farmlands by signage, or improved fencing.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: Referral of OCP and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

CC: Ministry of Agriculture – Attention: Christina Forbes

51633m1



Response - Archaeology (2019-12-06)

Staff Holidays

Greetings RDOS Planners!

Thank you for your referral regarding 4850 Naramata Road, PID 001742183, DISTRICT LOT 197S SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (PLAN A62) (2) PLAN B4649. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites in the south west corner of the property, as indicated by the brown area shown in the screenshot below, and approximately two-thirds of the remaining property has moderate potential for unknown/unrecorded archaeological deposits, as indicated by the beige area shown in the screenshot below.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites but their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.



Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>

Planning; Lauri Feindell

2019-12-06

Response - Archaeology (2019-12-06)

Staff Holidays

Rationale and Supplemental Information

- There is high to moderate potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

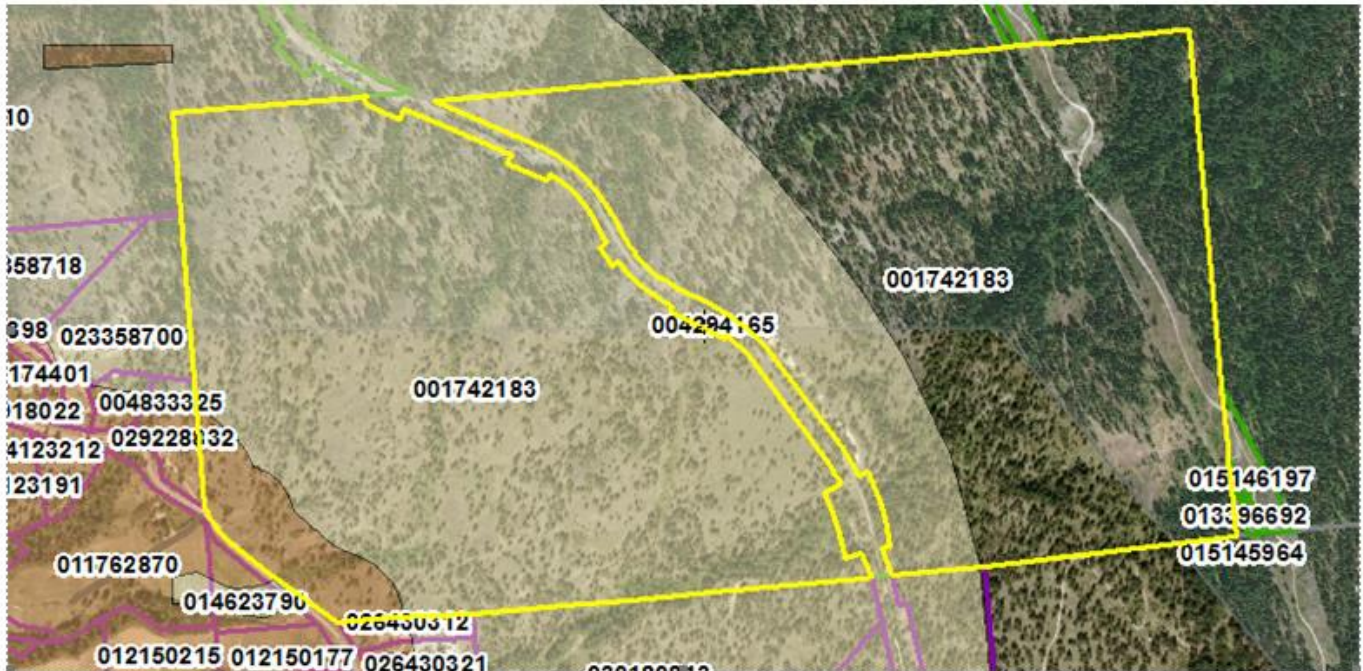
Please let me know if you have any questions regarding this information.

Kind regards,



Response - Archaeology (2019-12-06)

Staff Holidays



Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



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