

March 6, 2022

To whom it may concern;

Re 479 Johnson Crescent, Oliver

I have been Diane's neighbour on the south side since she moved in, in March 2021.

Diane is dedicated to the well-being of her animals, and I applaud her for taking them on, as they are primarily elderly, were removed from deplorable conditions and are living out their final years with a person who truly cares for them.

I haven't had any issues having them as neighbours; the animals are quiet, taken care of and have not been bothersome to me in any way.

Regards

Wanda DiBernardo

C-2022.009-ZONE HUNTER

UNCLASSIFIED

April 22, 2022

Regional District of Okanagan-Similkameen
Attention: Board of Variance
101 Martin St
Penticton BC V2A 5J9

Dear Board Members:

I write on behalf of in support of Diane Hunter's application for a variance of the land use of her property located at 479 Johnson Cres, Oliver BC.

I have been a resident of the community of Willowbrook since 2009. We are a rural community with a large amount of animals; we are also a community that cares deeply for animal welfare. We were very pleased to welcome the addition of Diane and her rescue animals to Willowbrook.

Since arriving; the animals at the property have been well extremely cared for. They are well contained and quiet. I have not seen any adverse effect to the adjacent properties and it always makes me happy to see them so content and safe here on Diane's property.

As rescue animals they cannot be easily rehomed. I feel that it would cause undue and unnecessary hardship for both the animals and Diane if they were required to relocate.

I strongly support this variance application.

Sincerely,

Suzanne Besseling

Oliver BC V0H 1T5

Lauri Feindell

Subject: FW: Bylaw Referral - RDOS File No. C2022.009-ZONE - Zoning Amendment - Electoral Area "C"

From: Fox, Alison AF:EX <Alison.Fox@gov.bc.ca>
Sent: June 29, 2022 1:56 PM
To: Shannon Duong <sduong@rdos.bc.ca>; Planning <planning@rdos.bc.ca>
Cc: Gyug, Philip AF:EX <Philip.Gyug@gov.bc.ca>
Subject: RE: Bylaw Referral - RDOS File No. C2022.009-ZONE - Zoning Amendment - Electoral Area "C"

Hi Shannon,
Ministry staff have looked at the above-noted bylaw referral and consider the ministry's interests unaffected by this application.
Alison

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 666-0566
Alison.Fox@gov.bc.ca

Ministry Mission: World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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P Please consider the environment before printing this email.

Lauri Feindell

Subject: FW: Website Contact Form Submission

From: Heather Alexander
Sent: July 12, 2022 8:38 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Cc: Bill Guthrie Heather Alexander
Subject: Re: Website Contact Form Submission

Hi Shannon, thanks for your quick response. Below is our letter regarding request for rezoning:

We are contacting your office to confirm our objection to the zoning/bylaw amendment requested by 479 Johnson Crescent.

It's not personal, it's to ensure the on going well being and safety of our community.

Our rationale:

1. Approving this request sets a precedent for others to make similar requests. How then would the RDOS deny future similar requests? People in this area are inherent animal lovers. The RDOS would be setting a dangerous precedent.

2. This individual has already shown a disregard for existing bylaws, already housing excessive livestock. Who's to say this behavior will change with this approval. If their rationale on purchase was not being aware of the livestock restrictions then that's a matter for Realtor, not the RDOS.
3. Finally there is the health issue. The aquifer is already strained. The residents recently incurred a significant cost increase to improve our water system due to the high E.coli contamination. We're not biologists and can only assume the existing livestock restrictions were set for health reasons. Allowing an increased concentration of livestock on such a small property will potentially exacerbate an existing contamination challenge. (refer Rationale #1)

Thank you for your consideration in this matter.

Bill Guthrie

Heather Alexander

Lauri Feindell

Subject: FW: Project No: C2022.009-ZONE

-----Original Message-----

From: Brenda Boye

Sent: July 3, 2022 6:02 PM

To: Shannon Duong <sduong@rdos.bc.ca>

Subject: Project No: C2022.009-ZONE

Hello,

I noticed this sign. The lady who owns this property states she is an animal sanctuary. In the same breath she is planning on breeding her emaciated Great Dane for profit. It's Hypocritical because true sanctuaries do NOT breed for profit. Another concern is that she has difficulty, financially, affording the care of the animals on the property. The property has been over grazed as well, and the waste is not cleaned up regularly. The horses body condition is degrading over the last few months. Evidently she thought two acres would sustain 8 animals without the need to supplement their diets with hay. She's now taken in boarders (people) to help afford the lifestyle.

If she is granted the rezoning, she shouldn't be allowed to breed the dog or have any more animals. The restriction should only be lifted temporarily until the animals die out. She seems to be an animal hoarder as there are numerous cats and dogs on site too. And the thought of breeding the great dane really is disgraceful since there's so many unwanted animals out there already. I can't imagine her keeping the puppies too. Omg Stay well, Jennifer



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.: C2022.009-ZONE

FROM: Name: Kim Gorrrie

Street Address: [REDACTED]

Date: June 11/2022

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.14, 2022
479 Johnson Crescent — Lot 48, District Lot 26, SDYD, Plan 23124

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. 2800.14.

This should not be allowed, parcel is not big enough for more animals.

Rules are put in place for a good reason and this rule should not be changed.

The zoning Amendment form has an error on the information. This parcel has septic, not community sewer.

Thank you for your time.

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.

Lauri Feindell

Subject: FW: Proposed Rezoning of 479 Johnson Crescent - C2022.009-ZONE

From: Mirjam Grimm
Sent: July 6, 2022 7:07 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: Proposed Rezoning of 479 Johnson Crescent - C2022.009-ZONE

Good Morning Shannon,

Hope this finds you and the ones you care for well. I'm writing an e-mail, as I am not able to attend tonight's meeting at 7:30pm.

I'm writing as I'm not opposed to the application of allowing 8 livestock on the property, but I feel it should only be allowed for this one owner and have the Small Holdings Three Site Specific (SH3s) go back to Small Holdings Three (SH3) if the current owner sells the property.

In addition I think it should only be allowed on a temporary basis until all animals have aged out and the property owner is back down to the allotted amount of two livestock on the property.

Thank you,

Mirjam Grimm

Sent from [Mail](#) for Windows

Lauri Feindell

Subject: FW: 479 Johnson Crescent - proposed zoning change

From: Tony Iannella
Sent: July 13, 2022 12:20 PM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: Re: 479 Johnson Crescent - proposed zoning change

Hello Shannon,

No worries on the late referral as long as my input is still accepted.

The email you saw to Director Knodel was from me as a resident, not as the fire department authority.

My input as the FD authority will be sent to Planning as requested.

Thank you,

Tony Iannella
Fire Chief Willowbrook VFD
President SOSFCA
250-498-2033
250-689-9545 (C)

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: July 13, 2022 11:07 AM
To: Tony.Iannella.WVFD@hotmail.com <Tony.Iannella.WVFD@hotmail.com>
Subject: RE: 479 Johnson Crescent - proposed zoning change

Hi Tony,

I was just looking back on the bylaw referral that was sent out for RDOS File No. C2022.009-ZONE involving the property at 479 Johnson Crescent and noticed that I had misspelled your email address so it never went through to you. I apologise for the late referral on this as you should have received it last month. Please see the information below as well as the attached referral sheet:

Re: Amendment Bylaw No. 2800.14, 2022

Application Webpage: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-c/c2022-009-zone>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning bylaw amendment.

Please find attached a referral for a Zoning Amendment Bylaw and a link above to the draft amendment bylaw and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **July 25, 2022**.

I did receive the information below as part of an email from Director Knodel so if you find this to be sufficient information to constitute your response, I can add that to the file. Otherwise, I will wait on your response.

Regards,



Shannon Duong, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4384 • tf. 1.877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • sduong@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/ or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Tony Iannella
Sent: Wednesday, July 13, 2022 9:34 AM
To: Rick Knodel <rknodel@rdos.bc.ca>
Subject: 479 Johnson Crescent - proposed zoning change

Hello Director Knodel,

Regarding the proposed zoning change for 479 Johnson Crescent, Oliver, BC, as of this date, July 13, 2022, I do not support the zoning change for various reasons such as lack of enforcement on manure mitigation which could lead to issues with our community well and potential fires due to stockpiling of manure, the property owner claiming to be an animal sanctuary when that appears to be a false claim, and the possibility of this opening floodgates to other neighbours wishing to increase the number of animals on their properties.

Sincerely,

Tony Iannella

Lauri Feindell

Subject: FW: Bylaw Referral - RDOS File No. C2022.009-ZONE - Zoning Amendment - Electoral Area "C"

From: HBE <HBE@interiorhealth.ca>

Sent: June 6, 2022 11:52 AM

To: Planning <planning@rdos.bc.ca>

Subject: RE: Bylaw Referral - RDOS File No. C2022.009-ZONE - Zoning Amendment - Electoral Area "C"

Good day Shannon,

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams

Team Leader, Healthy Community Development

Interior Health

www.interiorhealth.ca



Interior Health

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

Lauri Feindell

Subject: FW: Willowbrook rezoning application
Attachments: Feedback-Form.pdf

From: Trish Osland
Sent: June 21, 2022 2:33 PM
To: Planning <planning@rdos.bc.ca>
Subject: Willowbrook rezoning application

<https://www.rdos.bc.ca/assets/PLANNING/AreaC/2022/009-ZONE/Feedback-Form.pdf>

Sent from my iPad
Cannot type on the form and out of ink for my printer.
Trish Osland

I do not support the rezoning of this property. Could be an animal hoarder, next a puppy mill. There are no shelters for the animals. This could set a precedence, and all of a sudden applications for cattle. Eight on such a small acreage is too much. Where is her septic tank. She is not on sewer.

Lauri Feindell

Subject: FW: rezoning

From: June Reynolds
Sent: July 12, 2022 9:19 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: rezoning

Dear Shannon,

I am writing in regard to an application that was made by Diane Hunter at 479 Johnson Crescent in Willowbrook (Oliver) to have her property rezoned to allow her to keep multiple animals that she has rescued. I am not opposed to her having the animals she now has as she looks after them well and they are not a problem. I would agree to her having a temporary use permit for them as long as she does not add to the population and does not replace them as they die as some of these animals are old. I am opposed to having the property rezoned as it would set a precedent for others to do the same and could lead to potential problems in the future. We live in a peaceful neighbourhood and would like to see this matter resolved in a respectful and civil manner that would satisfy all parties. I think a temporary use permit would remedy the situation. I understand there is a meeting tomorrow which I am not able to attend that will address this application so I just wanted my thoughts on record. Thank you.

June Reynolds

Sent from Mail for Windows



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.:** C2022.009-ZONE

FROM: Name: RICHARD THOM
(please print)

Street Address: OLIVER, BC

Date: July 15th 2022

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.14, 2022
479 Johnson Crescent — Lot 48, District Lot 26, SDYD, Plan 23124

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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I believe that a Temporary use Permit is appropriate for increased allowance for non-agricultural keeping of livestock reasons 1) Ensuring the increased allowance remains temporary 2) Temporary use is only permitted by current property owner. 3) Conditions could be imposed to mitigate nuisances and conflicts with neighbouring property owners.

I believe there is a real concern with accumulation of manure" also referred to as unwholesome material" on this property.
Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting. RICHARD THOM

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Feedback Form

OKANAGAN-SIMILKAMEEN

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.: C2022.009-ZONE

FROM: Name: Coral Trotter
(please print)

Street Address: [REDACTED]

Date: June 13 2022

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.14, 2022
479 Johnson Crescent — Lot 48, District Lot 26, SDYD, Plan 23124

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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Feedback Form

OKANAGAN-SIMILKAMEEN

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.: C2022.009-ZONE

FROM: Name: Brenda Wilkinson
(please print)

Street Address: OLIVER, B.C.

Date: JUNE 20 / 22

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.14, 2022
479 Johnson Crescent — Lot 48, District Lot 26, SDYO, Plan 23124

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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I FEEL SHE DOES NOT HAVE CARE + CONTROL OF THE ANIMALS SHE HAS NOW. THERE IS NO RECIPROCAL RESPECT. THE LG. DOG SHE HAD HAD TUMPPED OVER HER FENCE AFTER MY DOGS AND SHE THOUGHT I WAS OVER REACHING WHEN SHE HAD NO CARE OR CONTROL

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

Lauri Feindell

Subject: FW: Amendment Bylaw No. 2800.14, 2022

From: Tony Iannella
Sent: July 13, 2022 12:22 PM
To: Planning <planning@rdos.bc.ca>
Cc: Rick Knodel <rknodel@rdos.bc.ca>
Subject: Amendment Bylaw No. 2800.14, 2022

Hello,

I have just been sent the file regarding input on the proposed bylaw amendment at 479 Johnson Crescent, Oliver, BC.

On behalf of the Willowbrook Volunteer Fire Department, we have no objection to this application providing there is a stipulation that manure is not piled at the property. As I'm sure you're aware, manure piles generate massive amounts of heat and will self-combust so this is our biggest concern in our area with allowing more livestock on the property.

Thank you,

Tony Iannella
Fire Chief Willowbrook VFD