

Lauri Feindell

Subject: FW: Written support for E2023.029-TUP

From: Aleta Isaac
Sent: November 1, 2023 7:08 PM
To: Planning <planning@rdos.bc.ca>
Subject: Written support for E2023.029-TUP

Good evening,

I wanted to express my full support for the E2023.029-TUP. Keeping these folks housed and allowing them to stay will prevent undue hardship and homelessness for all of them.

Thank you,
Aleta Isaac

Lauri Feindell

Subject:

FW: RDOS File E2023.029-TUP Folio No: E-07107.100

From: Thomas Chapman

Sent: November 2, 2023 1:31 PM

To: Planning <planning@rdos.bc.ca>; Jim Zaffino <jzaffino@rdos.bc.ca>

Subject: RDOS File E2023.029-TUP Folio No: E-07107.100

Some people who received this message don't often get email from teachapman@live.com. [Learn why this is important](#)

Dear Directors and Staff

Without Prejudice,

I am writing to oppose the TUP at 6981 Chute Lake Road Area E the length of this TUP for numerous reasons the first of which lies in the fact that according to your staff there have been several Recreational Vehicles (RV's) occupied on this property for years now in contravention of the zoning. Within the neighbourhood and the greater community its a well known secret that there are numerous folks residing on the property.

The following issues come to mind :

Inadequate sewage adjacent to Chute Creek... which is fish bearing and flows directly into Okanagan Lake at Indian Rock.

Chute Creek is also licenced for domestic and irrigation use downstream of this operation.

Inadequate electrical supply which could well lead to fires.

The neighbourhood properties pay significant taxes for a rural quality of life. I have lived up here since 1990 and appreciate the wilderness and all it has to offer and I think many of my neighbours feel the same way. Simply put RV's are not an allowable use for the area for good reason.

The danger to residents posed by fire given the inadequate access for emergency vehicles.

The fact that under this zoning the property can have a primary residence as well as two auxiliary residences.

In 2003 (Okanagan Mountain Park fire) and again in 2018 the area to the north and east of Chute creek and the subject property experienced catastrophic wildfires.. Vast amounts of timber and wildlife were lost...Trees are now just getting a toehold as is wildlife. To the south and east of the subject property the area has not burned in decades and hosts much of the wildlife that were displaced by the OK Mtn fire due to a subsequent loss of forest cover. The area also hosts the KVR trail, the Adra Tunnel which is just being restored now after decades in collapse, the Rock Ovens Park and Chute Lake Lodge all of which contribute to a burgeoning tourism industry as well as multi million dollars in mature timber to which Gorman Brothers Lumber Company hold Forest licences.

I don't think I need to remind you how quickly wildfires travel under current forest conditions with decades of fire suppression and the rapid onslaught of climate change.

In July 2023 a fire started in a similarly housed property 2 kms (as the crow flies) below and immediately south of the subject property. One of the tenants at the farm property where numerous cabins apparently slipped up and a fire was

sparked. The fire had it crossed north Naramata Rd would have continued straight up the hill and would have possibly wiped out the entire neighbourhood. Fortunately the fire occurred just prior to the Crater Mtn and Grand Oro Fires getting seriously out of control thus resources were available including initially ... helicopters bucketing followed by air tankers laying retardant to save nearby structures, along with 3 Dehavilland CL 215 Amphibian aircraft, a very efficient Naramata Fire dept., and BCWS Initial Attack Crews and a dedicated group of locals with shovels and a mobile water tank whom prevented the fire from crossing the road, although I did not see Mr. Wilkinson on site because he does not live at subject property.

I have little confidence that 4 RV,s will not turn into many more if this TUP is granted for anything other than a reasonable length of time for residents to seek appropriate dwelling space within and or on an appropriately zoned property.

I propose a six month TUP for the subject property as being acceptable thus allowing tenants to find suitable accommodation on appropriately zoned property prior to next years fire season.

I also feel there is a need for some form of punitive action against an owner who should be well aware that he has been acting in contravention of the bylaws for some time now (this would be obvious based upon the photos and eye witness accounts of RDOS enforcement staff whom presumably visited the subject property and took photos for their records. Far too many contraventions of this type have occurred throughout rural areas with far too few punitive actions to discourage them.

Regards, Tom Chapman

Lauri Feindell

Subject: FW: TUP Application No.E2023.029-TUP

From: Hans Alwart
Sent: November 2, 2023 10:21 PM
To: Ben Kent <bkent@rdos.bc.ca>
Subject: TUP Application No.E2023.029-TUP

You don't often get email from halwart3@gmail.com. [Learn why this is important](#)

Hello Mr.Kent,

I have recently been advised of this TUP and would strongly object to it as it would change the character of our area and importantly add to the wild fire danger. Temporary residents are not familiar with the sensitivity and potential fire danger. Also the close proximity to the KVR trail would enable the owner to let these recreational vehicles on a short term basis to the public which would add to the wild fire risk.

sincerely,
H.A.Alwart
Naramata, BC
VOH iNO

Dear RDOS Board members,

I am writing this letter to express my support of the TUP application E2023.029-TUP, to allow residential use of four recreation vehicles at 6981 Chute Lake Rd. As a neighbor and community member of Naramata, I recognize that we are not immune to the housing and affordability crisis. The options left for many residents within the RDOS lead individuals to be creative and to depend on one another for support. The individuals that will be impacted by this notice have built a community around themselves since residing on the property. And in these uncertain times, the strength, support, and dependability of community is one of the only guarantees we have.

Because of these points, as a neighbor and a resident of Naramata, I am in support of approving the TUP for my fellow community-members. More so, I support any actions by the board that will allow all RDOS citizens to continue to live in the ways that is available to them, permanently. Bold actions and decisions with the welfare of all RDOS constituents in mind is the only way forward, and that as a community, we must work to minimize the impacts of the crisis we see around us today. Bylaws that displace individuals from their homes during a time of rental-shortages and affordability need to be critically assessed and re-evaluated to understand the impact that their implementation will have on the people we call neighbors, and those that make up our shared communities.

With recognition that the board members were elected to represent the best interests of their constituents, I implore that the board understands that not all community members in your districts live in traditional ways due to current social circumstances beyond one person's control. Flexibility is required to uphold the communities we are a part of, so that not one person is left displaced.

Thank you for your consideration of this letter,

Robert Commandeur President of 1028675 BC Ltd.

Naramata B.C V0H 1N1

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Thank you for your consideration of this letter,

Melissa Commandeur

Chute Lake Rd Naramata BC V0H1N1

Dear RDOS Board members,

I am writing this letter to express my support of the TUP application E2023.029-TUP, to allow residential use of four recreation vehicles at 6981 Chute Lake Rd. As a neighbor and community member of Naramata, I recognize that we are not immune to the housing and affordability crisis. The options left for many residents within the RDOS lead individuals to be creative and to depend on one another for support. The individuals that will be impacted by this notice have built a community around themselves since residing on the property. And in these uncertain times, the strength, support, and dependability of community is one of the only guarantees we have.

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Thank you for your consideration of this letter,

Davin Commandeur and Maria Victoria Cuello

Chute Lake Rd Naramata BC V0H 1N1

Glenfir Rd
Naramata BC
V0H 1N1
6 November 2023

Subject: RDOS File E2023.029-TUP Folio No: E-07107.100

Dear RDOS Directors & Staff,

We are opposed to the granting of a TUP at 6981 Chute Lake Road because of the threat that such a permit would present to wildfire safety and public health.

Public Health: 6981 Chute Lake Road is beside Chute Creek and indeed the creek forms part of the boundary of the property. It is not clear how the sewage generated by the people in the RVs on this property will be adequately treated. This is important as there are numerous licensed domestic and irrigation water intakes on Chute Creek downstream of the subject property, and public health could be at serious risk if the creek water was contaminated.

Wildfire Risk: The RVs on this property have jury-rigged temporary electrical supply, and the wildfire risk from this is not just a hypothetical threat. In July 2023, a fire started at an unauthorized structure on a property near the gravel pit on Chute Lake Road, about 2-3km from the subject property, and spread rapidly, threatening all of North Naramata. Fortunately, response to this threat was very rapid and efficient, with BCWS Initial Attack Crews and the Naramata Fire Department, helicopter and fixed wing waterbombers and retardant planes, and local volunteers with a mobile water tank and shovels being in place within minutes. This rapid response prevented the substantial fire from crossing North Naramata Rd and wiping out the entire neighborhood.

The local zoning does not permit RV parks, and we think that for the reasons mentioned above, no exceptions should be granted. We live enough with the reality of lightning-caused wildfires in this area, without increasing the fire risk unnecessarily.

Your sincerely,

James & Deirdre Turnbull

