



Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** F2023.011-TUP

FROM: Name: TERRI LAMBERT
(please print)

Street Address: WEST BENCH DRIVE

Date: APRIL 26, 2023

RE: **Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”
903 Newton Drive**

My comments / concerns are:

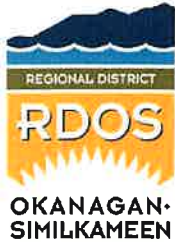
- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Please leave these folks alone, and everyone else you harass in the West Bench Area F.
Living under your authority for the past 7 years has made our lives a living hell. Every week
I hear new stories from other residents of how RDOS has interfered, harassed, and dis-
respected the people who are just trying to live their lives to the best of their abilities AND
means. I FULLY support this reasonable request.

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TO: Regional District of Okanagan Similkameen **FILE NO.:** F2023.011-TUP

FROM: Name: Rod Ferguson
(please print)

Street Address: Penticton BC, V3A8Z6

Date: April 26, 2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
3575 3rd Street, Naramata (Area “E”)**

My comments / concerns are:

- I do support the proposed use at 3575 3rd Street.
- I do support the proposed use at 3575 3rd Street, subject to the comments listed below.
- I do not support the proposed use at 3575 3rd Street.

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My understanding is this is a neighbor relationship gone bad with one individual. Again, the RDOS is being used as a weapon in this battle. 90% of Area F residents are in contravention on at least one bylaw. This is of zero consequence until there is a falling out between two neighbors. Then the RDOS is contacted as a sort 3rd party foot soldier in the dispute. This is blantly apparent in this case as the complaintant hasn't raised an issue for the preceding 7 year, even attending dinners and birthdays parties on the property under review. Considering this property is easily adequate size to house a camper, and that camper is used for intimidate family, I would see no issues in allowing this to continue as it has for almost a decade. I would not wish to see this turn into a for profit venture but when it is the children and grandparents of the owner I would find it very unreasonable to deny. To deny someone utilizing their large properties for an instance such as this I would think invites a quality of life suit. The vast majority of people live in Area F hoping to utilize their land. This is a rural area and should cease to be operated as a condo strata. The RDOS should also take a firm look at the history of the complaintant and defendand to ensure they are simply not being used as patsies in the falling out of a previous friendship.

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Sent: Monday, April 24, 2023 3:55 PM

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

Subject: RE: TUP Referral - F2023.011-TUP

Good afternoon Fiona,

Thank you for the opportunity to provide comments for consideration regarding the above referenced application.

It is our understanding that the applicant is requesting a Temporary Use Permit, for no more than 3 years, which will allow for the use of a recreational vehicle (RV) as a residential dwelling at the subject property. Our understanding is that the conditions of the temporary permit are for the RV to be connected to community water and the onsite sewerage system.

This referral has been reviewed from Healthy Community Development perspective and the following is for your consideration.

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

Having said this, it is important to understand that RVs do not meet quality standards for living in long-term and may be susceptible to potential health hazards (e.g. extreme heat or cold). We understand that most recreational vehicles are not intended, designed or constructed as a permanent form of housing. Appropriate heating, insulation and venting systems which support indoor air quality helps people to maintain good general and respiratory health. Poor quality housing is characterized by hazards that increase the risk of unintentional injuries such as burns and physical trauma. Energy inefficient housing in cold climates is also linked to illnesses caused by cold and damp living conditions.

In addition, safe housing confirms quality standards are met to ensure all systems are operating properly, such as electrical, heating/cooling and fuel systems (e.g. propane), that fire and carbon monoxide monitors are installed and emergency exits are operable, and that they are tested regularly to ensure they continue to function properly.

We would also recommend RDOS require the applicant to provide records of the Filing and Letter of Certification for the existing sewerage disposal system to ensure and confirm that the existing sewerage dispersal system has adequate performance, condition, size and location for the intended use (as per Section 7.2 of the Onsite Wastewater Certification Board Policy: APPENDIX 2, Registered Onsite Wastewater Practitioner (ROWP) Practice Guidelines).

If Filing documents cannot be produced for the existing sewerage disposal system connected to the current RV, we would advise the RDOS request a Compliance Inspection be completed by an Authorized Person to ensure the existing sewerage disposal system will be able to handle the flow / volume produced being connected to it, that it does not pose

a health hazard/risk and that it meets the required vertical and horizontal separation distances as well as today's Sewerage System Standard Practice Manual, Version 3 standards.

Should you have any questions about the information provided above, please don't hesitate to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams (he/him/his)

Team Leader, Healthy Community Development

Interior Health

www.interiorhealth.ca



Interior Health



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TO: Regional District of Okanagan Similkameen **FILE NO.:** F2023.011-TUP

FROM: Name: Leonard Colman
(please print)

Street Address: _____

Date: March 26, 2023

RE: **Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”**
903 Newton Drive

My comments / concerns are:

- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

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~~When I first moved into the neighbourhood seven years ago, I noticed a growing number of trailers that appeared to be lived in on the property in question. I called the RDOS at the time and was informed that they previously had a complaint along these lines and when investigated the response was it was only temporary during renovations and a new complaint needed to be filed for an inquiry. Being new to the neighbourhood, I did not pursue this further. Then for a few summers, truck loads of dirt were brought in to augment the driveway and property which made a lot of dirt for the neighbours. Since then the number of trailers seemed to increase. The property turns into a compound over the summer. I had been told that they installed (without a permit / an illegal) septic system for the trailers. If true, how is this permitted without repercussions? Given the history of disregard for the rules and process, I can not support this proposed use (either temporary or permanent)~~

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TO: Regional District of Okanagan Similkameen FILE NO.: F2023.011-TUP

FROM: Name: Kristi Tatebe
(please print)

Street Address: _____

Date: April 7, 2023

RE: **Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”
903 Newton Drive**

My comments / concerns are:

- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

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We live across the street from the subject property. While in principle I do not object to the personal use of RV's on private property, unfortunately in this case I do not support the use due to our observations of past activity on the property. We exit our property past the subject property and have regularly observed 3 or more RV's at any given time accommodating many different visitors over the course of the year, as well as commercial vehicles on occasion. Unfortunately these visitors are enjoying their holidays in the outdoor space on the property and the noise can be disruptive to the immediate neighbours. The owner claims only occasional use of the RV's for family who visit from out of town. If this is indeed the case, it would seem unfair that the recreational pursuits of absentee landowners should impact the quality of life for long-term, year-round residents and families who are integral members of the West Bench community. While I would like to hope that future use would be confined to that defined in the permit and users would abide by noise bylaws, I fear this may not be the case given past activities on the site. If noise issues can be resolved and occasional use of the RV for family is abided by, then I would consider supporting the permit.

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TO: Regional District of Okanagan Similkameen **FILE NO.:** F2023.011-TUP

FROM: Name: Carole and Carl Bayard
(please print)

Street Address: _____

Date: March 26 2023

RE: **Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”
903 Newton Drive**

My comments / concerns are:

- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

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- We can appreciate having family and friends over a weekend for a summertime visit.
- That said we have observed over the years that the lot becomes a campground filled with up to 6 recreational vehicles at a time with some staying well over 2 months at a time.
- We have also observed the parking of commercial vehicles, the storage of logs which are then cut into firewood stretching over 5 months. This activity can only be for commercial purposes given the quantities.
- We are very concerned that even with a Temporary Use Permit in hand the limits to one recreational vehicle will be abused.

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TO: Regional District of Okanagan Similkameen **FILE NO.:** F2023.011-TUP

FROM: Name: Bonnie Hatch
(please print)

Street Address: _____

Date: April 6, 2023

RE: **Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”**
903 Newton Drive

My comments / concerns are:

- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

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Allowing the unit to be connected to the septic system is allowing a secondary suite on the property. While applications should be considered in good faith, without follow up and enforcement this opens the door to the creation of a secondary dwelling that can be used for rental or lengthy stays. Furthermore, allowing the permit will likely set a precedent for mobile units to be used for this purpose throughout Area F which may in turn have significant impacts throughout the community.

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Lauri Feindell

From: Len Colman
Sent: April 10, 2023 1:58 PM
To: Fiona Titley
Subject: Newton Drive variance request - comments from a neighbour

Hi Fiona,

I would like to add further to my submission.

I have been reading the comments on the West Bench Facebook page regarding this issue. I neglected to mention in my submission that not only had the number of trailers and campers increased over time but they were not temporary nor for the occasional weekend. For example, this past winter, I am fairly certain that I recall lights were on in the two RVs and people were permanently living in them.

I hope that someone took and submitted photos to document this. (I did not).

It frustrates me to read comments on Facebook by the new owner of the property claiming that it is only occasional and no one has been living in them. She is downplaying (dare I say lying) the past usage. People most certainly have been in the RV's for more than 90 days at a time. She even commented that with the multiple families, that one RV was not sufficient (in addition to the house) and they needed to add a second RV. They have parking pads, electrical hook ups and seem to be more than temporary/occasional use. She commented that if she had known they could not have so many people gather there, that she may not have purchased the property.

I have pasted some of Lisa's comments below from Facebook in case you can't see them.

Please let me know if you have any questions.

Len

Mike Smith

There have been SEVERAL RVs there for years. Yet secondary suites are not legal. This area needs to come of age. Other families do not live in there parents front yard.

Lisa Bob Perra

Mike Smith nobody has been in the RVs unless my family comes up and extended families they are empty .. I own the house my parents live in it .. so I don't live in my parents front yard I visit my property randomly from Vancouver for maintenance

• Like

Lisa Bob Perra

Danah Phillips no long term .. just me and my family visiting my property from our home in Vancouver to be able to have family time together in the summer for a weekend or two

Lisa Bob Perra

Danah Phillips yes it's 1250 bucks 🤔

My grandmother is original owner from the 1940's and we have never had an issue till now .. I purchased the property from my gramma so our existing 5th generation family would have enough space as we don't have enough space so we always used our two rv 5th wheels.. that's now been taken away from us which could potentially make us rethink the purchase .. I just wanted to continue the generations of all of us getting married there as prior history has for my sons and grandchildren I have ..

Lauri Feindell

From: Peters, Jonathan <Jonathan.Peters@fortisbc.com>
Sent: April 14, 2023 8:29 AM
To: Planning
Subject: TUPI - F2023.011-TUP - Fortis Property Referral #2023-465 - Due May 1 - Similkameen
Attachments: Referral Sheet F2023.011-TUP.pdf

Good morning,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

If you have any questions or concerns, please do not hesitate to ask!

Thank you,

Jonathan Peters, ASCT, BSc | Planning & Design Technologist 2
Kelowna, BC



W: 250-868-4552

Email:jonathan.peters@fortisbc.com

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Lauri Feindell

From: Dietrich, Allison
Sent: April 16, 2023 5:10 PM
To: Planning
Cc: Fiona Titley
Subject: Feedback form
Attachments: Feedback form.docx; FeedbackForm.pdf

Hello,

Please accept the attached feedback form and written response for F2023-011-TUP application. As the feedback form is not fillable, I attached the written portion in a separate document. Please accept both parts as my feedback form.

Can you please confirm that these documents were received?

Thank you,
Allison



Feedback Form

Regional District of Okanagan Similkameen

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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: F2023.011-TUP

FROM: Name: Allison Dietrich
(please print)

Street Address: _____

Date: April 16th, 2023

RE: Temporary Use Permit (TUP) – “Residential Use of a Recreational Vehicle”
903 Newton Drive

My comments / concerns are:

- I do support the proposed use at 903 Newton Drive.
- I do support the proposed use at 903 Newton Drive, subject to the comments listed below.
- I do not support the proposed use at 903 Newton Drive.

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Please see attached comments.

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To whom it may concern,

Thank you for taking the time to consider our feedback. We do not support this proposal.

Background:

For years multiple RVs have been parked on this property. These RVs have been used for both short and long-term accommodations. During the summer months the property becomes a revolving door of visiting groups. Visitors either stay in the permanent RVs or camp with their own RVs. Last summer additional RVs arrived on a weekly basis, adding to the three RVs already parked on the property.

Rationale:

We oppose the residential use and storage of RVs/trailers on this property for the following reasons:

- The privilege of storing RVs on the property has been abused and has resulted in a disturbance to the neighborhood.
 - o Those staying in the RVs (short term) use the property like a campground. The fires that happen during the summer months are a risk regardless of whether a ban is in place or not.
 - o The noise and music from those staying in the RVs are a disturbance during the day and make it difficult for neighbours to sleep at night.
- Having multiple groups use the property puts a strain on the septic field and our common groundwater.
- Allowing the use of RVs on the property (hook up to septic and services) closely resembles secondary dwellings which are not permitted in Electoral Area F.

Thank you for considering our feedback.

Allison Dietrich