

OKANAGAN-SIMILKAMEEN

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.:** H2023.004-TUP

FROM: Name: Bruce + Pam Morphy
(please print)

Street Address: 

Date: April 05, 2023

**RE: Temporary Use Permit (TUP) Renewal – “Campground” Use
244 Tulameen River Road**

My comments / concerns are:

- I do support the proposed use at 244 Tulameen River Road.
- I do support the proposed use at 244 Tulameen River Road, subject to the comments listed below.
- I do not support the proposed use at 244 Tulameen River Road.

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 see attached letter.

Feedback Forms must be completed and returned to the Regional District

Bruce and Pam Morphy
Tulameen BC
VOX 1W0

April 05, 2023

RDOS
Okanagan Similkameen
101 Martin Street,
Penticton BC
V2A 5J9

RE: TUP application No. H2023.004-TUP
Folio NO: H-0085.030.

Attn: Ben Kent

In regards to the above application for a TUP for a 7 site campground, we are opposed to the development of said campground until such time the property can be surveyed to make sure the property is not encroaching on neighboring properties and that our easement to our water well for Lot 6 is not in jeopardy.

Over the course of the years the property pins, in our opinion, have been moved. Some pins may have been moved when the road was built up after a flood quite a number of years ago. These easements for well access were granted to lot 6 and 7 when the property was originally subdivided and is registered on the deed, filed in the city of Kamloops. The location map included with the application seems to be in conflict with any maps we have outlining the property lines. No easements are shown on the location maps. The easement line originally was up Lot 4's property line. The new property line pin, by the gravel access road on the west side of the property, is definitely not original and/or the wrong pin was used to locate the current property line.

Your attention to this matter is appreciated.

Bruce and Pam Morphy

Bruce and Pam Morphy



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.:** H2023.004-TUP

FROM: Name: LARRY NELSON + KIM FRIIS.
(please print)

Street Address: _____

Date: April 5/2023

RE: Temporary Use Permit (TUP) Renewal – "Campground" Use
244 Tulameen River Road

My comments / concerns are:

- I do support the proposed use at 244 Tulameen River Road.
- I do support the proposed use at 244 Tulameen River Road, subject to the comments listed below.
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Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

* Letter + Documentation to Follow.

I am new to the I Phone + I Pad.
will try to send. VIA E-MAIL.

Hard copys to Follow. IN MAIL!

Thanks being.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

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.

April 5, 2023

To whom it may concern

We own and live at Lawless Creek Rd., Tulameen BC , lot number seven. It was brought to our attention that there is a proposal for a campground at 244 tulameen River Road. We did not receive any information on this development proposal, possibly because we are not adjacent to this property. However, our drilled water well which is active is on River Road just west of the gravel driveway in this proposal. We have a land survey of this area, and it appears to differ from the one in this proposal. Our understanding is that there are two drilled wells one on either side of the gravel driveway off River Road. The one on the east side is assigned to lot number six the one on the west side is assigned to our lot , number 7 . I have owned this property since 2007 there was never a visible marker (white wood peg) to mark the property line, but I have always known it to be between in the middle of these two drilled wells. There may be a metal pin possibly buried under the gravel driveway. Recently, a white peg appeared just a few feet from my drilled well. The layout of the proposal I have viewed does not seem to align with the surveys I have. It appears to have a campsite number one going over top of or very near my drilled well far encroaching onto lot number four . I feel it would be best,if no construction takes place until an open and honest review occurs involving all parties concerned , the owners of lot numbers 2,3,4,5,6,7 . Of course a major concern for all involved is to have a true and legal property line established, and to address any possible well water contamination concerns. Our hope is that all parties can have a clear understanding of how this proposal will move forward. Attached is some documentation I have for your review.

Regards, Larry Nelson and Kim Friis

April 6, 2023

Please note on pages one and two, the angles on the north west corner in lot number three do not match. I believe there are road allowance, markers or pegs in place. The proposal map may have been drawn off one of these markers not the actual property pin. I was told, the gravel driveway was built so the drilling truck could get access to drill those two wells that would be around 1979, when the development of the seven lots was originally staked out. I don't think they would drill one well a few feet from the property line and the other well 100 feet plus away on the east side of the property line

PLEASE NOTE, ON PAGES 1 & 2

THE ANGLES ON THE NORTHWEST CORNER
ON LOT 3 DO NOT MATCH.

I BELIEVE THERE ARE ROAD ALLOWANCE
MARKERS OR PEGS IN PLACE.

THE PROPOSAL MAP MAY HAVE BEEN
DRAWN OFF ONE OF THESE MARKERS,
NOT THE ACTUAL PROPERTY PIN.

I AM NOT A PROFESSIONAL SURVEYOR,
THESE ARE JUST MY SUSPICIONS.

Pg 1

7

5.38 Ac.

L. 95

6
5.41 Ac.

2
6.04 Ac.

D.L. 1020
ELKFORD LOT

5
5.76 Ac.

4
5.69 Ac.

3
8.39 Ac.

CLOSED ROAD

TULAMEEN RIVER ROAD

LAWLESS CREEK

Angle

PIN Point
my survey

ROAD MARKER FOR
ROAD ALLOWANCE?

LOT # 7





TULAMEEN RIVER

LAWLESS CREEK RD

TULAMEEN RIVER RD

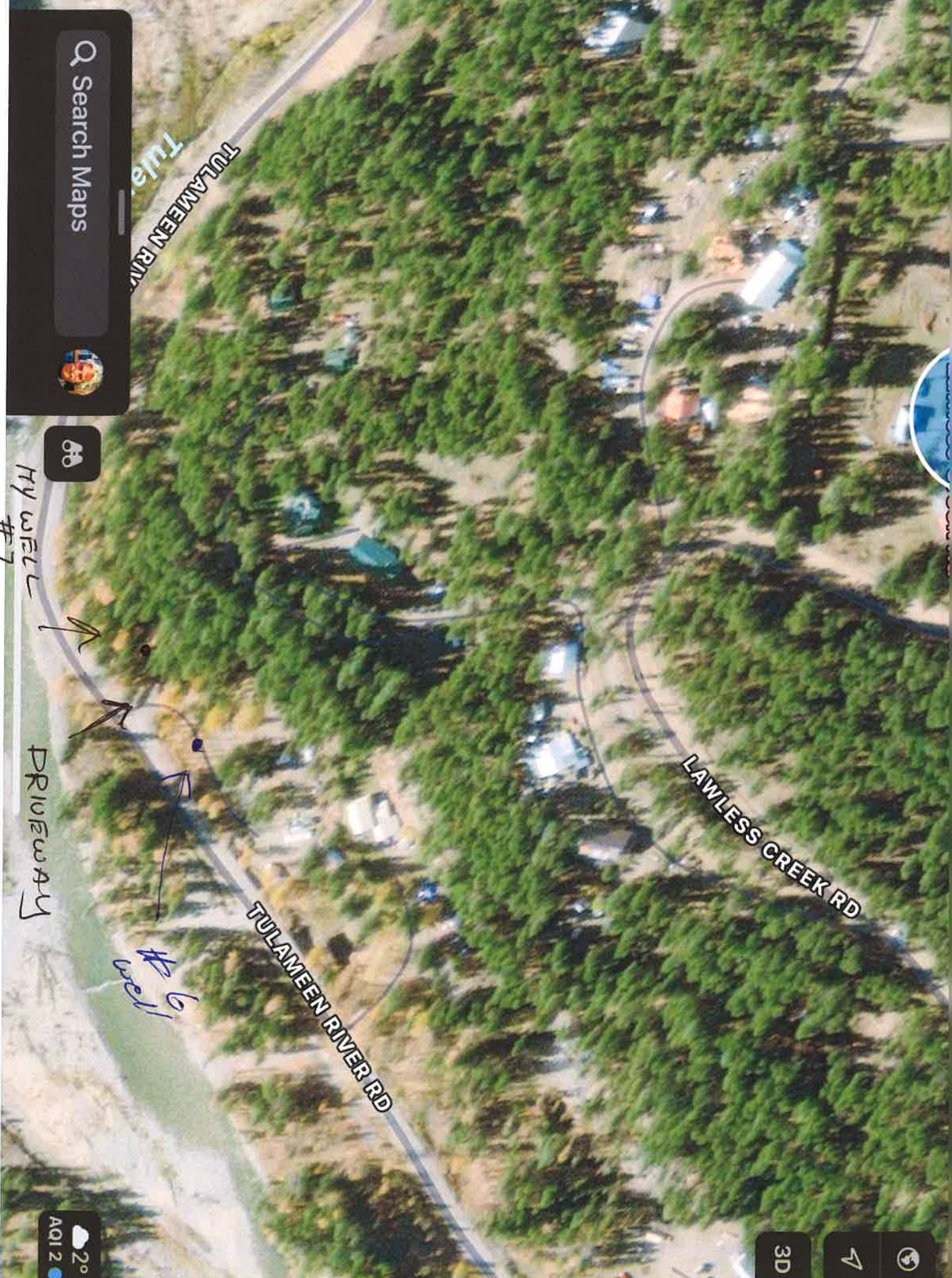
Search Maps



HY WELLS #7
DRIVEWAY

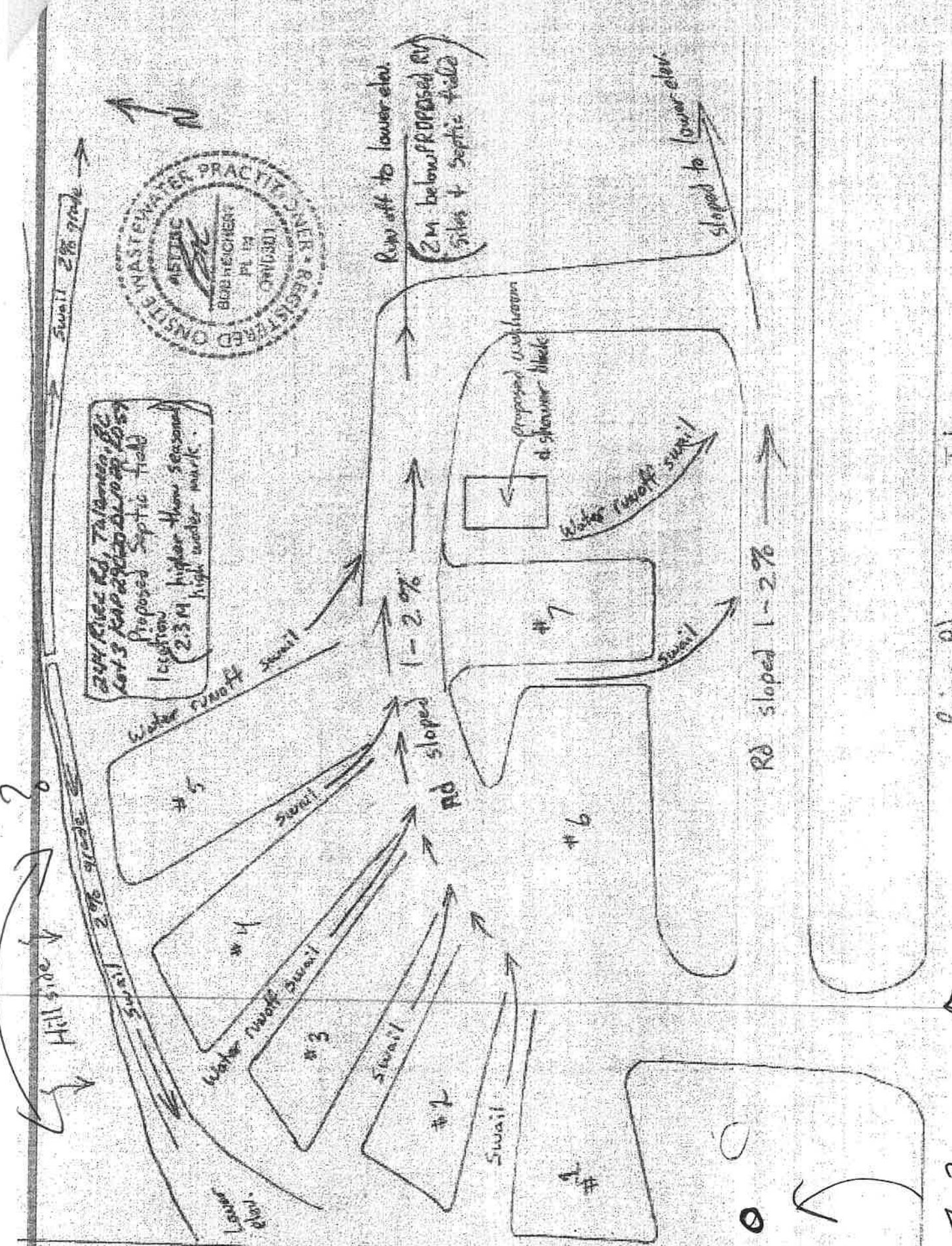
WELL #6

2°
AQI 2





244 River Rd, Tlameen, BC
Lot 3 has proposed septic field
Proposed Septic field
Location
(2.3 M, higher than seasonal
high water mark)



Row off to lower elev.
(2M below PROPOSED RV
sites + Septic field)

sloped to lower elev.

RD sloped 1-2%

Tlameen

River Rd

Possible.

True Prop LINE?

#7?
Well?

~~Page 205~~
RABBIT SUBDIVISION

TOLAKEN B.C.

LOT 1020

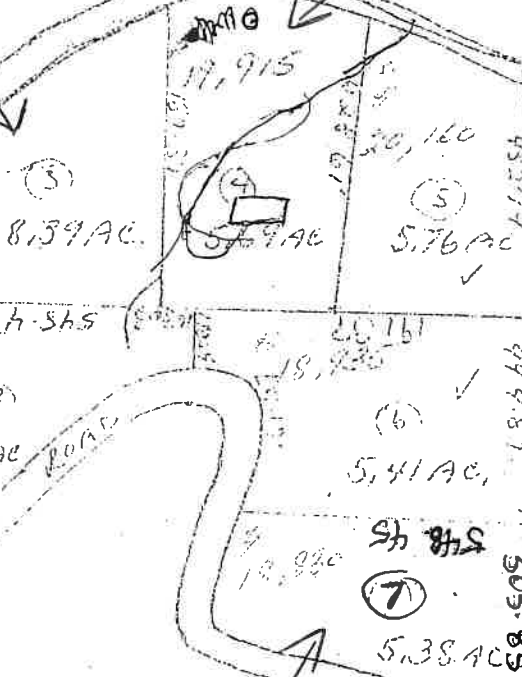
KDYD

Σ #

h #

RIVER

TOLAKEN



LOT 1021
184
155
504

1022
155
504

LOT 1020

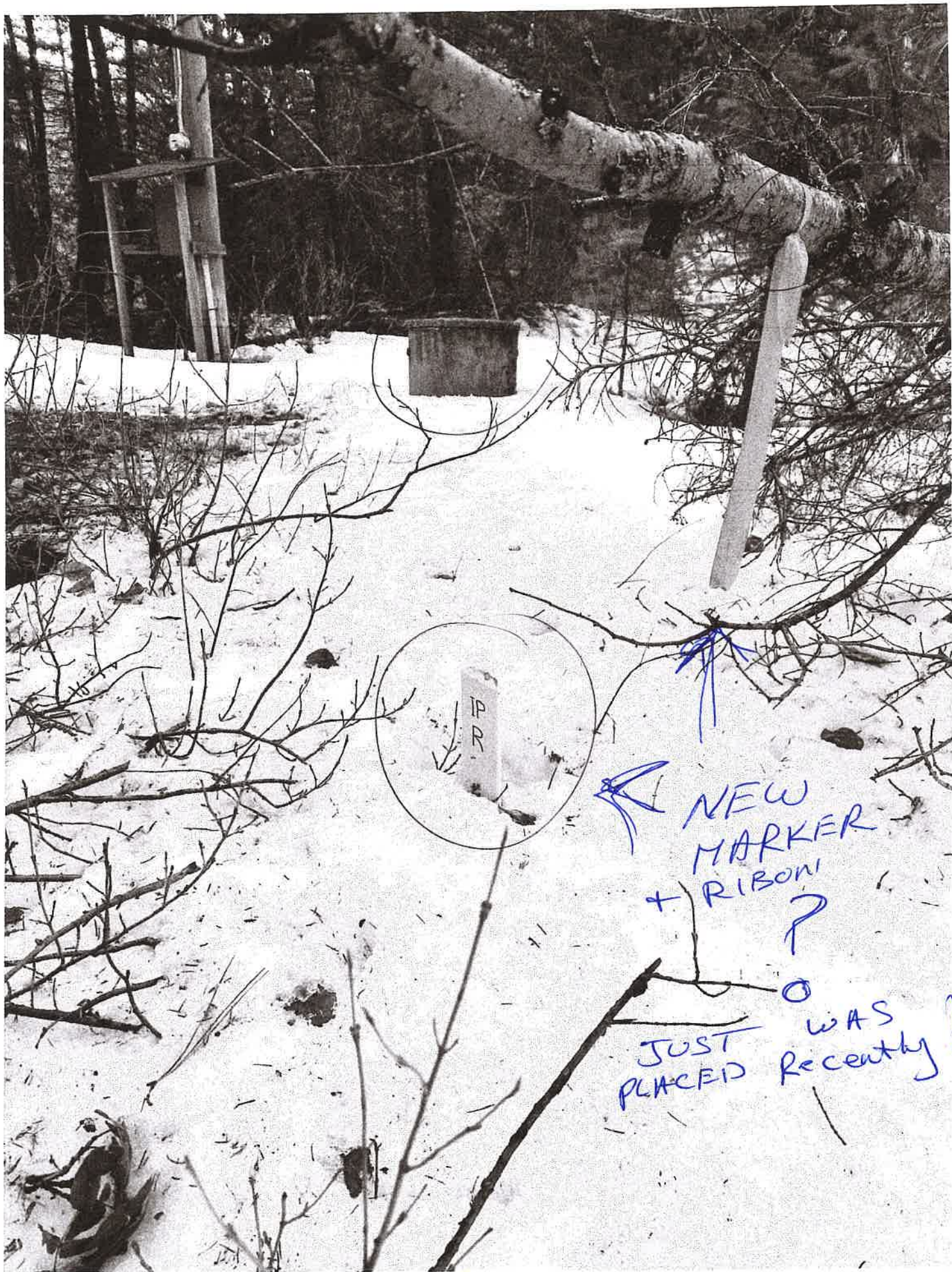
LOTS 1 to 7 WILL ALL EXCEED 5 ACRES

Lot # 7

PLAN 29020



↑
↑
DRIVEWAY



NEW
MARKER

+ RIBON?

JUST PLACED WAS Recently?