

Board Date: May 5<sup>th</sup>, 2022  
Agenda Item: C4  
Application Name: D2021.015-ZONE  
(Sun and Sands)

Representations previously attached to  
the December 2, 2021 Board Agenda,  
Item B.4.

## Kerri-Lynn Grell

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**From:** Jonathan Axtell <  
**Sent:** November 4, 2021 8:03 PM  
**To:** Planning  
**Subject:** Rezoning of Sun & Sand to condo project

I wanted to express my opposition to the project based on height and blockage of views of lake. The proposed development is too large of scale for the lakefront site.

Jonathan J. Axtell

## Kerri-Lynn Grell

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**From:** Axtellgroup.com  
**Sent:** November 4, 2021 8:44 PM  
**To:** Planning  
**Subject:** Sun & Sand RV park redevelopment

The presentation was for redevelopment of campground to 60 unit condo strata targeting full time residences. My question is given the other condo project in ok falls how many of those units are full time residents vs seasonal / vacation homes?

What make the RDOS or the developer think this project would attract full time residents?

Seasonal / vacation homes will support local services only 3 months of the year which may not make businesses like a grocery store viable.

Jonathan Axtell

## Kerri-Lynn Grell

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**From:** MuDeRjAm  
**Sent:** October 26, 2021 6:10 AM  
**To:** Nikita Kheterpal  
**Subject:** I don't support

Hi to everyone  
I don't support this rezoning of the sun and sands rezoning applications.  
Thanks  
Jamie Davis.

## Kerri-Lynn Grell

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**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** November 19, 2021 2:45 PM  
**To:** Planning  
**Subject:** 8 Ave, 5356, RDOS (2021.015-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Railway Lane and 8 Ave. **Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development.**

**To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.** All costs and land right requirements associated with servicing the proposed development are the responsibility of the applicant. Furthermore, the applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.

**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

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>

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](mailto:FBCLands@fortisbc.com)



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The Sun & Sand RV Park on the lakefront between Lions and Kenyon park is for sale, but it is dependent on several conditions being met. They are:

1. a bylaw amendment changing the existing zoning from CT2 (Campground Commercial) to OTFC (Okanagan Falls Town Centre) to allow for residential development
2. the approval of a Development Variance Permit allowing them to build two 32.88 m (78'-4") tall, six-storey buildings which exceed the maximum allowable 3 storeys or 15 m (49'-2") by almost 30'
3. the approval of a Development Variance Permit to reduce the required setback to 2.5 m (8'-2") from 4.5 m (14'-9") allowing larger buildings to be built closer to the property lines
4. the approval of a Development Variance Permit to increase the number of units on the site (from 56 to 60) above the maximum allowable for Medium Density zoning
5. the approval of a Development Variance Permit to reduce the number of parking stalls from 1.7 to 1.56 per unit which will dramatically increase traffic and force more street parking on Railway Lane and 8th Avenue

The developers design proposal does not follow the Okanagan Falls Official Community Plan (OCP) guidelines recommending buildings higher than 3 floors have the 4th and any higher floors stepped back a minimum of 2.1 m (6'-10") to reduce the apparent height and bulk. They are also not following the OCP guidelines for a building orientation of north to south to increase lakeshore visibility, theirs is east to west.

There was a public hearing on [November 4th](#) where numerous questions were raised but many weren't answered. Questions about existing infrastructure, not having enough water pressure to meet the minimum requirements set by the fire department, sewage systems running at maximum capacity, water treatment not able to meet government quality standards for drinking water, and inadequate storm water drainage were not answered.

The Okanagan Falls fire department doesn't have equipment capable of dealing with fires on buildings over 3 storeys, nor do they have the appropriate six-month training for buildings of that height. In spite of all this, on [November 9th, 2021](#) the RDOS Chief Administrative Officer, Bill Newell and his planning staff, sent an Administrative Report to the RDOS Advisory Planning Commission (ACP) recommending the RDOS Directors approve the development application.

This proposal blocks the lake view for neighbours to the west by pushing one of the two six-storey building as far forward as possible on the lot. This will most likely reduce their property values.

There must be better options which have less negative aspects on the community and don't require so many concessions be made solely to increase the profits of a developer. There is plenty of space in Okanagan Falls to be developed and there are many developers applying for permits right now. Not one of them takes away Okanagan Falls lakefront. There is only so much lakefront available and once a building is placed on it, it is gone forever. We should look at increasing our lakefront parks instead of using the land for residential buildings.

The lake and beach area are a couple of the most promising assets of Okanagan Falls. Let's find a way to keep them as park land and encourage tourism so many families can enjoy this area for years to come.

Send your letters of concern to:

- (1) The RDOS at [info@rdos.bc.ca](mailto:info@rdos.bc.ca)
- (2) [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)
- (3) Area D RDOS Director, Ron Oberik [roberik@rdos.bc.ca](mailto:roberik@rdos.bc.ca)
- (4) Chris Garrish - Planning Manager - [cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)
- (5) Area D RDOS Okanagan Falls Parks & Recreation Commission - [okfallsrec@rdos.bc.ca](mailto:okfallsrec@rdos.bc.ca) and Parks - [parks@rdos.bc.ca](mailto:parks@rdos.bc.ca)
- (6) Okanagan Falls Community Association [okanaganfallscommunity@gmail.com](mailto:okanaganfallscommunity@gmail.com)

Also ask the RDOS that your letters be forwarded to:

- (1) Advisory Planning Commission Area D

## Christopher Garrish

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**From:** Randy Galbreath  
**Sent:** November 27, 2021 3:20 PM  
**To:** Info E-Box; Planning; roberik@rdoa.bc.ca; Christopher Garrish; OKFalls Rec; Parks; okanaganfallscommunity@gmail.com  
**Subject:** Sun & Sand RV Park  
**Attachments:** Email Sun & Sand.docx

To Whom it may concern

I am writing to express my deep concern about the proposed development at the Sun & Sands location. I own #9 800 Railway Lane Okanagan Falls. I have been an owner since 1999 and have witnessed the lack of development and if you will slow death of OK Falls. I would like it to be known that I am not against development but it certainly should not come at any cost.

As an owner I have experienced the poor water quality from time to time and the lack of drainage from stormwater. From what I understand it is that the water is controlled by OKFID which is essentially tax payers of OK Falls and the sewer is controlled by the RDOS on top of that the highways and roads are a provincial issue. It is my opinion that sustained growth and development cannot happen without a common entity so that a global opinion as to what the needs and priorities are for the people of OK Falls. At this time we clearly have a water and sewer system problem on top of some others. I do not see how any development permits could possibly be issued by an individual or separate entity or government arm without these prior organizational issues solved.

As much as I want OK Falls to prosper we cannot allow further development under the chaotic system that is currently in place. If allowed to go forward it may initially look like progress but there can be no long term solutions or prosperity under a chaotic system. I do not see any way that this development should be allowed to proceed as myself other owners in OK Falls will be left with the Chaos and the bills.

Additionally to the water, sewer, roads and adequate parking issues this complex will impose on OK Falls without proper thought, and that is the height of the complex it would be an abomination to the surrounding properties as well as imposing one other issue upon the citizens of OK Falls is that of our ability to fight a possible fire there. It would be unreasonable to expect that the expense for different and much more expensive equipment would be borne because of one complex in town. This is absolutely a development sometime down the road for OK Falls but not NOW

Thank you for your time and consideration I respectfully request a response to this letter

Randy Galbreath

OK Falls



Virus-free. [www.avast.com](http://www.avast.com)



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There was a public hearing on [November 4th](#) where numerous questions were raised but many weren't answered. Questions about existing infrastructure, not having enough water pressure to meet the minimum requirements set by the fire department, sewage systems running at maximum capacity, water treatment not able to meet government quality standards for drinking water, and inadequate storm water drainage were not answered.

The Okanagan Falls fire department doesn't have equipment capable of dealing with fires on buildings over 3 storeys, nor do they have the appropriate six-month training for buildings of that height. In spite of all this, on [November 9th, 2021](#) the RDOS Chief Administrative Officer, Bill Newell and his planning staff, sent an Administrative Report to the RDOS Advisory Planning Commission (ACP) recommending the RDOS Directors approve the development application.

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There must be better options which have less negative aspects on the community and don't require so many concessions be made solely to increase the profits of a developer. There is plenty of space in Okanagan Falls to be developed and there are many developers applying for permits right now. Not one of them takes away Okanagan Falls lakefront. There is only so much lakefront available and once a building is placed on it, it is gone forever. We should look at increasing our lakefront parks instead of using the land for residential buildings.

The lake and beach area are a couple of the most promising assets of Okanagan Falls. Let's find a way to keep them as park land and encourage tourism so many families can enjoy this area for years to come.

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- (2) [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)
- (3) Area D RDOS Director, Ron Oberik [roberik@rdoa.bc.ca](mailto:roberik@rdoa.bc.ca)
- (4) Chris Garrish - Planning Manager - [cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)
- (5) Area D RDOS Okanagan Falls Parks & Recreation Commission - [okfallsrec@rdos.bc.ca](mailto:okfallsrec@rdos.bc.ca) and Parks - [parks@rdos.bc.ca](mailto:parks@rdos.bc.ca)
- (6) Okanagan Falls Community Association [okanaganfallscommunity@gmail.com](mailto:okanaganfallscommunity@gmail.com)

Also ask the RDOS that your letters be forwarded to:

- (1) Advisory Planning Commission Area D

## Christopher Garrish

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**From:** Tim Galbreath  
**Sent:** November 27, 2021 3:42 PM  
**To:**

**Cc:** Re: Sun & Sand RV Park  
**Subject:** Email Sun & Sand.docx  
**Attachments:**

As an owner of unit #XX 750 Railway Lane I echo the sentiments of Randy Galbreath. Rushing through this process would be an extremely big mistake.

Our opinion is based mainly on the community infrastructure impacts that would come at the expense of the taxpayers - where solutions or perceived solutions to infrastructure issues will not have been properly addressed in a coordinated manner. Many of the issues mentioned have been issues for many years and nothing has changed. Building another large structure such as this would only stress an already inadequate infrastructure system.

We are not against development but we are against poorly planned development.

Respectfully

Tim T. Galbreath

Sent from my iPhone

November 30, 2021

RDOS Board of Directors  
101 Martin Street  
Penticton, BC  
V2A5J9

Attention: Mr. Mark Pendergraft, board chair  
Re: proposed redevelopment of Sun&Sand RV Park in  
Okanagan Falls

As a resident of Okanagan Falls, I am writing to share my thoughts with the Board on the above proposed re-development project. I support replacing the RV Park with a residential project that blends with and enhances our waterfront. This project is important because it will be the first residential development on or near the waterfront in Okanagan Falls in 20 years and will likely set the basis for how other projects are developed surrounding Christie Memorial park (7<sup>th</sup> Avenue and Willow Street). It also may be more sensitive than other developments because the property sits between Kenyon and Lions parks. It will have a significant impact on how the waterfront in Okanagan Falls is seen, feels and is used.

Based on the materials made available to the public by the developer and the November 3 Webex call sponsored by the RDOS on this project, I believe there are unanswered questions and concerns with respect of this project that require clarification and further consideration before the zoning bylaw for this property is changed. I understand that the developer is in the process of changing the project to fit within the Town Centre bylaw guideline, but not withstanding that my concerns include the following:

Even if a revised proposal for a 5- story building can be fit within 15 meters each building will be significantly higher than any of the existing 3 story buildings in Okanagan Falls and the impact of this on adjacent parks and vistas needs to be given more consideration. Given the proximity of this property to the waterfront even the current town center zoning height of 15 meters may not be appropriate for the entire site. Consideration also needs to be given to whether the property will need to be raised to meet the minimum base level height above the flood plain.

- The current design consists of 2 basic buildings, both rectangular, along the beach and park sides, with the remainder of the property mostly used for parking. This project appears to be designed for maximum density and the configuration and design do not appear to be in accordance with the spirit of the Official Community Plan.
- No on-site visitor parking has been included in the project and given the existing summer parking problems around the parks the impact of visitor parking for 48 (revised proposal) suites needs to be considered.
- There are currently significant issues with regard to water, sewer and fire protection in Okanagan Falls. Before any zoning change is approved, the impact of the proposed new development on these needs to be fully known and the plan for their resolution settled.
- The developer has agreed to gift to the RDOS 7 meters of beach but at this time it is not clear whether this width provides the community with the desired continuity between Kenyon and Lions parks and how the current pavilion and boat dock are affected.

I recognize that changing the zoning on this property to town center is only the first step in the development process and that there will be other opportunities for RDOS involvement and approval. However, once the zoning is changed, I believe the RDOS will lose much of its bargaining strength to influence the development. Therefore, I ask that the Board defer approval of the zoning change until the RDOS planning staff are fully satisfied that the issues listed above, especially concept and design in accordance with the OCP, have been addressed. Pre re-zoning change is the time for discussions with the developer to take place.

Okanagan Falls has not had any development for a long time and it is exciting that we now might have several new developments. The proposed development for the Sun & Sand property is a really big "deal" for our community and it's important that it be done right rather than rushed.

I appreciate your consideration of these thoughts.

With kind regards, Judy Garner

cc. Mr. Ron Obirek; Mr. Chris Garrish

## Kerri-Lynn Grell

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**From:** Murray-Nola Gowers  
**Sent:** December 1, 2021 7:05 PM  
**To:** Planning; Info E-Box; roberik; Christopher Garrish; OKFalls Rec; Parks; Okanaganfallscommunity; Nikita Kheterpal  
**Subject:** Sun and Sand Redevelopment Variances and Guidelines

Hello,

I am very upset about the proposed redevelopment of the Sun & Sand Campground. I am not against new development at all, but feel that new development proposals should enhance our community by following the bylaws, guidelines and vision set out in the OTCP (Okanagan Falls Towne Centre Plan). The Sun & Sand Campground redevelopment proposal does not. Two big buildings of six stories each does not belong on the beach and lakefront of Okanagan Falls.

A zoning change from campground to Okanagan Falls Town Centre to allow for residential development is fine, but I disagree with other aspects of the proposal as they do not align with the OTCP bylaws:

1. building two, six-storey buildings which exceed the maximum allowable 3 storeys
2. reducing setbacks to almost half the requirement to allow larger building on the property
3. increasing the number of units on the site above the maximum allowable
4. reducing the number of parking stalls below the required number, forcing parking onto Railway Lane and Lions Park

Also, the developer's design proposal does not follow the Okanagan Falls Official Community Plan (OCP) guidelines:

1. \* buildings higher than three floors should have the fourth and any higher floors stepped back to reduce the apparent height and bulk; theirs is straight up to six storeys
2. \* buildings should be orientated north to south to increase lakeshore visibility; theirs is east to west and situated as far towards the lake as possible

The November 4th public hearing was well attended, but left many questions unanswered on the current infrastructure issues:

1. \* not enough water pressure to meet the minimum requirements set by the fire department.
2. \* sewage systems running at 100% capacity
3. \* water treatment facility is not able to meet government quality standards for drinking water
4. \* inadequate storm water drainage causing floods after rains

There is also a safety issue in that the Okanagan Falls fire department doesn't have equipment capable of fighting fires on buildings over three storeys tall, nor do they have the appropriate training for buildings of that height.

I feel there must be better options which have less negative aspects on the community and don't require so many concessions be made. There is plenty of space in Okanagan Falls to be developed and there are many developers applying for permits right now. Not one of them takes away Okanagan Falls lakefront. The lake and beach areas are a couple of the most promising assets of Okanagan Falls. There is only so much lakefront available and once a building is placed on it, it is gone forever. Let's find a way to keep as much of them as possible as park land and encourage tourism, so many families can enjoy this area for years to come.

I've heard about an idea where there could be a land swap, rotating the parcel 90 degrees and transferring the southwest corner of Kenyon Park for part of the northern end of the current orientation. Both buildings would be built parallel to 8th Avenue and all units would have a lakefront view. As well, Okanagan Falls would be able to keep more valuable lakefront for all of its citizens and tourists.

I would like to see the developer and RDOS consider other options.

Very sincerely,

Nola Gowers, 711 1st St. W. Unit 101

TRUST, 1000 1st St. W. Unit 101

Okanagan Falls, B.C. V2S 1G1

(250) 861-1111

## Kerri-Lynn Grell

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**From:** Murray-Nola Gowers  
**Sent:** December 2, 2021 9:35 PM  
**To:** Info E-Box; Planning; OKFalls Rec; Okanaganfallscommunity; roberik@rdos.bc.ca  
**Cc:** manager@sochamber.ca  
**Subject:** Objection to Sun & Sand Rezoning Proposal

Hello,

I'm writing this letter of objection for the rezoning proposal D2021.015-Zone asking to rezone the Sun & Sand Campground from Campground Commercial Zone (CT2) to Site Specific Okanagan Falls Town Centre zone (OFTCs) to facilitate the development of two six-storey condo buildings with 30 units in each. I do not feel this proposal fits with the form and character of Okanagan Falls. It puts an additional load on water and sewer services that already running at 100% capacity or not meeting health standards. It will also be a serious safety issue not having enough water pressure or equipment to fight a fire in either building if it ever occurred. Placing a 6 story building as close to the lake as possible and orientating it east to west creates a large obstruction to the view of the lake and mountains beyond.

I asked questions of the developer and the RDOS Planning group at the Nov. 4, 2021 public hearing but was not been given a sound understanding of the anticipated impact the proposed development will have on the community in the following areas:

1. The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
2. The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, and recycling.
3. The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.

The development proposal does not seem to follow policies, guidelines, objectives and bylaws for Area "D" and Okanagan Falls, particularly those listed below:

**Official Community Plan (OCP):**

- Buildings this tall do not conform to the Electoral Area "D" Official Community Plan Bylaw 2603, 2013 that expresses the desire to:
  1. See recreational and cultural amenities continue to be enhanced and with an emphasis on ensuring the Skaha Lake waterfront is respectfully developed.
  2. Ensure the overall building form and character, street orientation and other features shall be designed to reduce the impression of mass and ensure the building fits with the small town rural character of Okanagan Falls.
  3. Ensure that, to the greatest extent possible, lake and mountain views, and access to sunlight and air circulation for surrounding uses are respected in the design of Multiple Family developments.
  4. See that buildings be designed to an appropriate scale to support and retain the 'urban village' feel of Okanagan Falls Town Centre. This can be achieved by breaking buildings down into smaller massing components to ensure appropriate scales for building elements. Monotonous, monolithic building forms and rooflines should be avoided.

The Official Community Plan (OCP) also limits decisions and actions by the Regional Board (on land uses, development and other related matters) to only those which are consistent with the goals, objectives and policies included in the Plan.

**The Regional Board:**

- Supports a maximum net density on lands designated Medium Density Residential (MR) in Okanagan Towne Centre of 100 dwelling units per hectare for areas served by a community water system and a community sewage treatment system

- Ensures the overall building form and character, as well as roof slopes, design details, landscaping, street orientation and other features shall be designed to reduce the impression of mass and ensure the building fits with the small town rural character of Okanagan Falls.
- Ensures that, to the greatest extent possible, lake and mountain views, and access to sunlight and air circulation for surrounding uses are respected in the design of Multiple Family developments.

#### **Okanagan Town Centre Objectives:**

- To ensure that developments in the Town Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake and improve public access to the lakefront.

#### **Policy of the Regional Board:**

- Encourages new development being oriented on the north-south axis rather than the east-west axis, to maximize views and physical access towards Skaha Lake.
- May support increased building heights (i.e. greater than 15.0 metres) between 8th Avenue and 9th Avenue where a high standard of architectural design and public amenity (i.e. affordable housing, public infrastructure upgrades, etc.) can be demonstrated. (This development proposal is north of this area)
- Works with private water utilities to ensure adequate fire flows to meet the needs of existing and new development.
- Coordinates maximum building heights and the capacity of fire protection equipment; in general, discourage building heights that exceed the capacity of fire protection equipment.
- The design and introduction of new building types to a residential neighbourhood should provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.

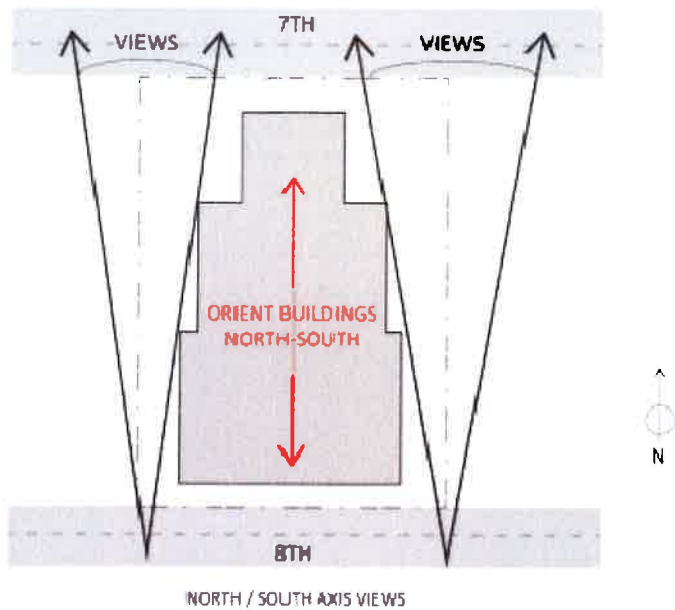
#### **Multiple Family Development Permit Area Guidelines say:**

- Most multiple family residential developments are located in areas next to major roadways, areas next to low density residential use, and areas going through a transition from low density residential to medium density residential use. Because of their prominent size and location, multiple family residential developments can have a significant visual impact, particularly on the rural character of the area.
- Good design guidelines can help ensure that the development enhances the area rather than creates an eyesore and a source of friction between existing residents and the new development.
- The objective of this designation is to ensure that multiple family residential development is attractive and compatible with existing neighbourhoods and the rural character of the surrounding area.

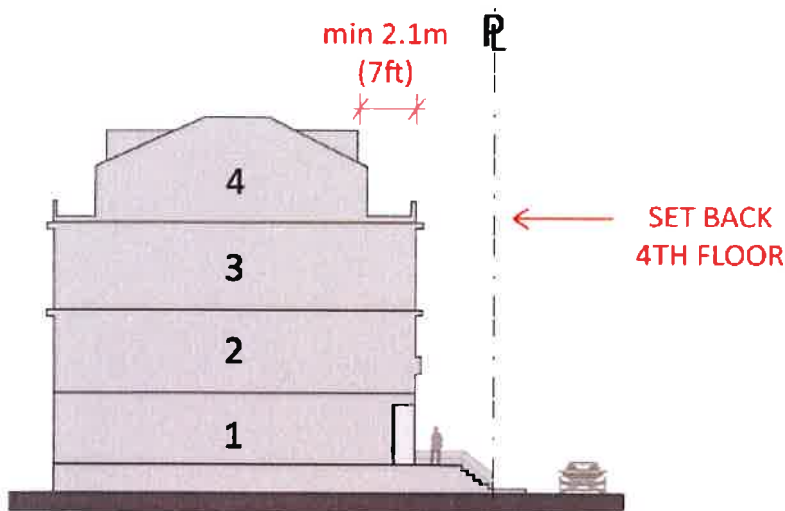
#### **Okanagan Falls Town Centre Development Permit Area Guidelines:**

- Buildings should generally be sited with a north-south orientation and massed to present the slimmer or narrower elevation to the north and south sides wherever possible, in order to optimize sunlight penetration and optimize views and access towards the lake front.





- Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.
- Medium density residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.



In addition variance request to height of the buildings from 15 m to 21.88 m, the proposal also is requesting a reduction in parking stalls to 1.56 from the required 1.75 stalls per unit, reduce the building setback to 2.5 m from 4.5 m. and increase the density from 56 units/hectare to 60.

I feel all the concessions the development is requesting are solely for the benefit of the developer and not the citizens of Okanagan Falls. Many of my friends and neighbors have expressed similar thoughts to me. I am writing with my concerns because I think there are other options that should be looked into that have positive outcomes over what is being requested. I would like to see more meaningful public input into the development of the Sun & Sand property where the public can get their questions answered and a help develop a proposal that they would support.

Would you please forward this letter to the Area D Advisory Planning Commission?

Sincerely,  
Murray Gowers

## Kerri-Lynn Grell

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**From:** joanne hall  
**Sent:** October 27, 2021 5:42 PM  
**To:** Planning  
**Subject:** Fwd: Rezoning 5356 8th Ave

----- Forwarded message -----

From: **joanne hall**  
Date: Wed, Oct 27, 2021 at 5:30 PM  
Subject: Rezoning 5356 8th Ave  
To: <[robirek@rdos.bc.ca](mailto:robirek@rdos.bc.ca)>  
CC: <[cardn@liamfirst.com](mailto:cardn@liamfirst.com)>

Hi Mr Obirek,

As an owner at \_\_\_\_\_ I like to comment on the potential rezoning of the above address.

Currently the campsite has a significant lack of parking with extensive use of the public park parking overnight against the signage.

Currently the campsite has blocked access to the public water front area with fencing, gates and locks. Limited access is available and the public is made to feel very unwelcome if walking across the beach front.

They are generally not behaving as good neighbours.

Whatever development is potentially approved needs to address these two issues.

Sixty units seems like an extremely high number given size of the property. The total amount of 700,750, and 800 railway lane areas accommodates 45 units.

The development should also offer adequate amenities to prevent their occupants from utilizing those at 750 Railway lane, Eg currently campsite tenants make inappropriate use of pool in our complex.

Finally, views in the 700 Railway Lane units have the potential to be negatively impacted so hopefully the height and placement of the buildings will take this into consideration.

Thank you for forwarding my comments to the appropriate RDOS staff. I am unavailable to attend the WebEx.

Sincerely,  
Joanne Hall



## Interior Health

October 22, 2021  
Nikita Kheterpal, Planner I  
Regional District of Okanagan-Similkameen  
101 Martin Street  
Penticton, BC, V2A-5J9

Sent via email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

Nikita Kheterpal:

**RE: File D2021.015-ZONE: 5356 8th Avenue, Okanagan Falls, Lot A, Plan EPP54703 District Lot 2883S, SDYD; Lot B, Plan EPP54703, District Lot 2883S, SDYD**

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Thank you for the opportunity to provide comments on the above noted referral. It is our understanding that the application seeks to amend the OCP designation and zoning of two properties under the Electoral Area 'D' Zoning Bylaw No. 2455, 2008, from Campground Commercial (CT2) to Okanagan Falls Town Centre Site Specific (OFTCs) in order to facilitate the development of two six storey strata apartment buildings with 30 units in each. The development is to be serviced by municipal water and sanitary sewer. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

### Healthy Communities

The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource that articulates planning principles with health outcomes. The Toolkit supports complete, compact and connected community planning. A healthy built environment is planned and built in a way which health evidence demonstrates a positive impact on people's physical, mental and social health. From a healthy built environment perspective, we are pleased to see the proposed development would be located in close proximity to local amenities and natural spaces for recreation. Further, it is noted that the proposed development includes onsite shared amenities (swimming pool), access to Skaha Lake and the OK Rail Trail, electric vehicle chargers and secure bicycle storage. Research shows that having these types of amenities within close distances to home supports social connections between residents and can encourage physical activity, which can reduce both chronic illness and obesity.

We are also pleased to see the proposed creation of additional housing options for the community, as housing is a key determinant of health. It has a significant influence on our physical and mental health, and social well-being. It is important to ensure, however, that the right type of housing is being built that meets the needs of the community. The recent [RDNO 2020 Housing Needs Assessment Report](#) identifies the need for more affordable housing in Area D, particularly for renters. Further it notes that there may be higher

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.



## Interior Health

demand for one bedroom homes, seniors housing and accessible units. The development proposal notes that the housing will be strata apartments, with supplied building plans showing units to be 2 bedrooms. Given this, we recommend the developer offers more diverse housing forms and tenure types that would support seniors, and people of all abilities and varied incomes. We further encourage Universal Design for Housing be utilized when designing units in order to add housing units suitable for everyone.

### **Environmental Health**

In reviewing the developer's supplied plans, it is my understanding that the proposed development is to include a swimming pool. From an Environmental Public Health perspective, the following legislation will apply to this proposal:

- **Pool Regulations:** Prior to the construction of a commercial pool (which includes Strata pools), the applicant will require a Construction Permit from Interior Health. See [IH Recreational Water Resources](#) for more information on how to apply for a Construction Permit as well as a Permit to Operate. For more information or to speak with the local Public Health Engineer, please call: 1-855-743-3550.

Overall, we are in support of this application as the proposed development links good planning principles to positive health outcomes. To improve the development we recommend the developer offers more diverse housing forms and tenure types and suggest Universal Design for Housing be utilized when designing units.

Interior Health is committed to improving the health and wellness of all by working collaboratively with the RDOS to create policies and environments that support good health. Please feel free to contact me directly if you have any further questions or comments.

Sincerely,

Misty Palm, B.Tech. CPHI(C)  
Environmental Health Officer  
Healthy Communities

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.

## Kerri-Lynn Grell

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**From:** FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>  
**Sent:** November 4, 2021 5:09 PM  
**To:** Lauri Feindell  
**Subject:** Bylaw Referral: D2021.015-ZONE - 5356 8th Avenue, Ok Falls - MFLNRORD District Okanagan Shuswap comments

Hello,

While it is not apparent, proponent should ensure they submit a Water Sustainability Act application when they are doing “work in and about a stream”. In addition, in the Rezoning Application “Retention of existing trees where feasible” – the tree locations are not identified. Proponent should be aware that erosion protection of trees on the Crown Land Foreshore is not permitted.

The proponent acknowledges that Public Access requirement is “acknowledged and encouraged”. The wording should be Public Access “will be ensured” on the Crown Land foreshore. Note that any fencing constructed below the Present Natural Boundary will be considered to be in trespass.

The proponent and any future users/owners of the strata units should be aware that placing of buoys are not permitted without authorization from the Province. Standalone boat lifts will not be tenured and if placed will be subject to trespass and removal.

Regards,  
Mary Ellen



**Mary Ellen Grant, BSc** | [MaryEllen.Grant@gov.bc.ca](mailto:MaryEllen.Grant@gov.bc.ca) (she/her)  
**Lands NR Specialist**  
**DOS Referrals Coordinator**  
Okanagan Shuswap Resource District - Crown Lands Team  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
2501 14<sup>th</sup> Ave | Vernon, BC V1T 8Z1  
Tel (VOIP): 250-558-6273 | Fax: 250-549-5485  
[FLNRDOSReferrals@gov.bc.ca](mailto:FLNRDOSReferrals@gov.bc.ca)

*I acknowledge with gratitude that I live and work on the territories of Indigenous Peoples, the Syilx Okanagan Nation, who have been here since time immemorial. I will tread lightly and with respect while doing so.*

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**From:** Lauri Feindell <lfeindell@rdos.bc.ca>  
**Sent:** October 12, 2021 3:27 PM  
**To:** FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>  
**Cc:** Nikita Kheterpal <nkheterpal@rdos.bc.ca>  
**Subject:** Bylaw Referral: D2021.015-ZONE - 5356 8th Avenue, Ok Falls - Comments due THURS November 4 by 4 pm

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good afternoon,

Re: Bylaw 2455.48, 2021  
5356 8<sup>th</sup> Avenue (Okanagan Falls)

Please find attached a zoning amendment bylaw referral for the above noted property as well a [link](#) to the application documentation.

Kindly send your response to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca) by **November 08, 2021**.

Please let me know if you have any questions.

Thank you.

Regards,



**Nikita Kheterpal**

Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4109 • tf. 1.877.610.3737 • f. 250.492.0063

[www.rdos.bc.ca](http://www.rdos.bc.ca) | [nkheterpal@rdos.bc.ca](mailto:nkheterpal@rdos.bc.ca)

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## Kerri-Lynn Grell

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**From:** connie mitchell <  
**Sent:** November 2, 2021 12:10 PM  
**To:** Planning  
**Subject:** Re; Okanagan Falls developments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Ms Kheterpal, My wife Connie and myself John have a few concerns regarding two points. One is the speed of traffic through the parks. We live at the corner of Main and Eastside road and have witnessed on a regular basis, vehicles "accelerating" as they enter the park. Main street suggests a stop by sign, but is seldom adhered to. Could we have some speed bumps to discourage this dangerous traffic. We do not have children but as I have been a first responder, it would be better to address this danger before some mom with two kids has trouble with a rambunctious 3 year old running into traffic. This happened while she was securing the younger child in a car seat, As we have witnessed.

Re park parking, I am sure you have driven down the street and are aware that when the park is being fully enjoyed there is no way to have angle parking. I have a small car and to clear oncoming traffic have had to go onto the gravel. The motel has taken ownership of public road parking and made it their own parking. We are in full agreement as to "no overnight parking" as some have chosen to store RV and even live in some. Enforcement must be secured for this problem.

Point two, Seems like the world has found us. Is a six story rental development and the impact on our little piece of paradise, appropriate? We believe it is self-evident that it takes two people working, hence two vehicles to support the current rents. This will degrade the area and parking at the parks. Is this too much way too soon for our systems to handle. Our water, sewer, volunteer Fire department and its equipment seem ill equipped to handle. With us having water restrictions for the entire summer? I am the guy with the dead lawn on Main St. as we felt too guilty to water when the kids spray park was shut down at the time. We guess progress and degradation of this community is inevitable. We need only to look at Penticton's problems to see our future. This is Not Fort McMoney, Might we limit this development to the standard of three stories as per the rest of our beloved community.

Sorry to throw all this at you at one time but it seems rushed, with things like online meetings are in the developers advantage & not the web savvy citizens of this community.

Thanks again for your service to our area and if we can offer you any help please let us know.

Sincerely Yours

Connie & John Mitchell



## Kerri-Lynn Grell

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**From:** Judy Morris  
**Sent:** October 25, 2021 1:36 PM  
**To:** Nikita Kheterpal  
**Subject:** 5356-8th Avenue, Okanagan Falls

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon, I have concerns with the proposed development with respect to water supply. This past summer the residents of the Okanagan Falls Irrigation District experienced a water shortage for several months.

How does the Okanagan Falls Irrigation District plan on servicing the planned development?

Thank you

Judy Morris



Your File #: BL2455.48  
(D2021.015-  
ZONE (OK  
Falls)  
eDAS File #: 2021-05430  
Date: Nov/05/2021

c/o Regional District Okanagan Similkameen  
Lauri Feindell  
101 Martin Street  
Penticton, BC V2A 5J9  
Canada

Attention: Lauri Feindell Planning Secretary

**Re: Proposed Bylaw 2455.48 for:  
Lot B, Plan EPP54703, District Lot 2883S, SDYD  
Lot A, Plan EPP54703, District Lot 2883S, SDYD**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Sean Potter at (778) 214-1141.  
Yours truly,

Sean Potter  
Development Services Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

**From:** [Matt Taylor](#)  
**To:** [Christopher Garrish](#); [Planning](#)  
**Subject:** Sun"n"Sands / LiamFirst -- support for rezoning  
**Date:** November 28, 2021 8:05:24 PM

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I write in support of the proposal to rezone. While I do chair the Okanagan Falls Community Association and the closest strata complex (KAS1845), it is important to note that the following comments reflect solely my opinions as an individual, and not those of these 2 named organizations.

By way of context, our own building in Okanagan Falls while not lakeshore is built immediately adjacent to a park, with an average of 2 bedroom units, significantly less than presently required setbacks (as little as 3' approx.) and parking allocation (1.5 spots per unit approx). While there are issues — notably parking -- and being so close to park we too were quite possibly viewed askance at time of development; our buildig that is one of the first things anyone sees on entering the community from the south, is now generally viewed as a quite beautiful asset to the community.

Now we have another development proposed nearby, that will significantly impact the look of the community and will in future be the first thing that anyone sees on entry from the north. And while there are a number of concerns with the buildings proposed, I support the present request for rezoning subject to transfer of ownership of a frontage strip no less than 7m — and ideally 20m — from the existing property to RDOS. For a number of reasons that land transfer has been sought for decades, and in my mind this transfer addresses the need and complies with the terms informally proposed.

As this frontage strip has been sought for many years, and as it involves a formal transfer of ownership, I personally don't see value in waiting to rezone. Further delay could result in the offer being withdrawn and the community again copes with the present problematic situation, with no linkage between parks, continued parking issues on Railway Lane with the current RV occupants exceeding their parking space, a relatively unaesthetic use of the land that is far below 'highest and best use' and a much-disputed right of access to the waterfront.

Concerns to be addressed at a later stage of the Development, but critical to my support are as follows:

- Height not to exceed that permitted under the proposed zoning, with the exception of a building placed parallel with 8th Ave on the rear 1/3 of the property that could go to a height enabling one more floor;
- Significantly enhanced form and character relative to proposal provided, as befitting a higher end, signature lakeshore building in the town centre;
- Parking that meets the required allocation, in view of commonly encountered problems and the expectation that many units will have 2 cars;
- ... A revised description of the proposal should be brought forward immediately, eliminating the height and parking variances and improving form / character description. The community needs proper engagement on any

variances in these areas.

With respect for the views expressed by others in the community and without discounting the importance of infrastructure, I don't see the infrastructure issues cited as a factor in the Rezoning Proposal. It's the developer's responsibility to pay their share. While the service providers have identified significant gaps — water / sewer / fire-water — there are plans in place to address these through preparation of master plans, conversion to RDOS, grant financing, etc. More units will spread these costs over a larger base, and the improvements are necessary independent of this proposal.

Two very interesting suggestions were recently suggested.

1. Convert the land to a park as was done several years ago with the much smaller Lamb property for approximately \$800k.... While this would require a change in the OCP, and although the Community could be said to have more waterfront park than warranted by present and even anticipated population, it would be difficult to refuse if the property were gifted. The Community is unlikely to be able or willing to afford the purchase through additional tax dollars. As well, the present owner has an accepted offer. Without funding I'd say this is a very low probability but those that want it should be invited / encouraged to pursue funding and bring it forward as a firm offer.
2. Enter into a land swap with buyer / seller, rotating the parcel 90 degrees and transferring the SW corner of Kenyon for a bit more than 1/2 of the northern end of the current orientation.... This offers the possibility of a 1 or 2 buildings built parallel to 8th avenue, lakefront view for all units, sloping the building to the back with a wider base than top, increased market value, and potentially a much more attractive building for the community and future owners. Parcel dimensions would need to be altered slightly to protect view of NE corner of OK Corral property as that too will likely be developed as residential apartments. This swap really could enable a signature building for the community. This would be a complex negotiation, but might provide greater satisfaction for all players. Efforts to negotiate could take place after the rezoning, commencing perhaps after 1st reading.

I would expect that property values in the surrounding neighbourhood are going to be significantly positively affected by this Development, moreso if done as suggested above.

While I hope a land swap can be affected, I think the community and neighbours will gain by rezoning in and of itself. As well, I would hope the developer can present further detail demonstrating an aesthetically pleasing building (s); with no or only a very modest height variance at the rear; improved form and character befitting a high quality signature building; and adequate parking. In my mind, this gives us the outcome that may actually offer a net benefit to all parties.

Respectfully,  
Matt

Matt Taylor, Landlord

Okanagan Falls, BC

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## Kerri-Lynn Grell

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**From:** Matt Taylor <m-taylor403@shaw.ca>  
**Sent:** November 29, 2021 3:18 PM  
**To:** Christopher Garrish; Planning  
**Cc:** Ron Obirek  
**Subject:** Re: Sun'n'Sands / LiamFirst -- support for rezoning... Request for revised Recommendation

My support was only for rezoning of the land.

I would be opposed to present wording of Recommendation provided to the Board that specifies the size of the proposed apartment.

I would want the words '60 unit' removed for my support to stand.

This is an important point, since the current wording likely implies acceptance of a building that requires a significant variance that I cannot support.

I would request that the Recommendation be amended as follows: THAT Bylaw No. 2455.48, 2021, being a bylaw to amend the Area "D" Zoning Bylaw to allow for the development of a ~~60 unit~~ apartment building at 5356 8<sup>th</sup> Avenue, Okanagan Falls be read a first and second time and proceed to public hearing;

Respectfully,

Matt

On Nov 28, 2021, at 8:05 PM, Matt Taylor <[m-taylor403@shaw.ca](mailto:m-taylor403@shaw.ca)> wrote:

I write in support of the proposal to rezone. While I do chair the Okanagan Falls Community Association and the closest strata complex (KAS1845), it is important to note that the following comments reflect solely my opinions as an individual, and not those of these 2 named organizations.

By way of context, our own building in Okanagan Falls while not lakeshore is built immediately adjacent to a park, with an average of 2 bedroom units, significantly less than presently required setbacks (as little as 3' approx.) and parking allocation (1.5 spots per unit approx). While there are issues — notably parking -- and being so close to park we too were quite possibly viewed askance at time of development; our buildig that is one of the first things anyone sees on entering the community from the south, is now generally viewed as a quite beautiful asset to the community.

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offer being withdrawn and the community again copes with the present problematic situation, with no linkage between parks, continued parking issues on Railway Lane with the current RV occupants exceeding their parking space, a relatively unaesthetic use of the land that is far below 'highest and best use' and a much-disputed right of access to the waterfront.

Concerns to be addressed at a later stage of the Development, but critical to my support are as follows:

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- Parking that meets the required allocation, in view of commonly encountered problems and the expectation that many units will have 2 cars;
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Respectfully,  
Matt

Matt Taylor, Landlord

Okanagan Falls BC

416-888-8888

<355400.jpg>



## Kerri-Lynn Grell

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**From:** Info E-Box  
**Sent:** December 1, 2021 8:10 AM  
**To:** Planning  
**Subject:** FW: Sun and sand development area d

**From:** Walter Gaal <wgaal@rdos.bc.ca>  
**Sent:** December 1, 2021 7:53 AM  
**To:** Info E-Box <info@rdos.bc.ca>  
**Subject:** Sun and sand development area d

Good morning

I would like to voice my opinion and concern regarding Sun and sand proposed development to be discussed Dec 2nd board meeting.

While iam in favour of development and improved services for Okanagan falls I feel that we have to be careful in the fact that developments happen that support our infrastructure and beautify our community.

In the case of this development we have to be vigilant in the protection of our parks and lakeshore.

Also I would like to see upgrades to railway lane and eighth Ave as part of the development including parking and sidewalks.

Our adjacent parks and lakeshore are a beautiful and need to be protected

Please give consideration to the above in your desision process

Walter Gaal