

Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 7:29 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Project Number 12022.013-DVP

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Cindy Abraham
Sent: Tuesday, June 7, 2022 7:28:19 AM
To: Smonteith@rdos.bc.ca <Smonteith@rdos.bc.ca>
Subject: Project Number 12022.013-DVP

Good morning Subrina,

Please accept this email as my objection to the Development Variance Permit - Project Number 12022.013-DVP to reduce the interior and exterior setbacks for 130 Ponderosa Avenue, Kaleden.

Regards,
Cindy Abraham

Lauri Feindell

From: Subrina Monteith
Sent: June 13, 2022 11:45 AM
To: Shannon Duong
Subject: Fwd: 130 Ponderosa Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Jason Adam
Sent: Monday, June 13, 2022 9:47:48 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: 130 Ponderosa Ave

Good morning,

I just wanted to share my concerns with the development with 130 Ponderosa Ave. Although I understand that development of the property would have some economic benefits, I am opposed to the development due to increased traffic load on Lakehill Road and the already dangerous exit off the highway.

Regards,
Jason Adam

Lauri Feindell

From: DARLENE BAILEY
Sent: June 7, 2022 11:52 AM
To: Shannon Duong
Subject: RE: 130 - Ponderosa Ave

Hi Shannon

I have a concern regarding the application for a variance at 130 Ponderosa Ave. I am strongly against the proposed application for a variance on this property. I was volunteer firefighter with Kaleden Fire Department for 40 years and Fire Chief for 25 years and find this proposal to be extremely dangerous from a firefighters point of view. If any one of these homes should have a fully involved fire most likely all three homes would be lost not to forget the possible loss of human life from residents.

Thank you

Darlene Bailey

Sent from Mail for Windows

From: Shannon Duong
Sent: June 7, 2022 11:21 AM
To: DARLENE BAILEY
Subject: RE: 130 - Ponderosa Ave

Hi Darlene,

Please see the feedback form here: <https://www.rdos.bc.ca/assets/PLANNING/Areal/2022/013-DVP/FeedbackForm.pdf>

Also, if it's easier, you're welcome to send me an email with the information you wish to include as feedback.

You can also get to the application webpage here: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-i/i2022-013-dvp>

Regards,



Shannon Duong, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

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From: DARLENE BAILEY
Sent: June 7, 2022 11:18 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: RE: 130 - Ponderosa Ave

Lauri Feindell

From: Liana
Sent: June 6, 2022 1:23 PM
To: Shannon Duong
Subject: RE: 130 Ponderosa Ave

Hi Shannon,

I need to amend my first email. I am opposed to the variance application for this development. RDOS File No. I2022.013-DVP. This is high density housing that is proposed and I do not want it.

Sincerely,

Liana Barker

Sent from [Mail](#) for Windows

From: [Shannon Duong](#)
Sent: Monday, June 6, 2022 9:55 AM
To: |
Subject: RE: 130 Ponderosa Ave

Hi Liana,

Thank you for submitting your comments with respect to RDOS File No. I2022.013-DVP.

I've added your feedback to the application file, and will ensure that it is added to the Board's applicable meeting agenda for their consideration.

Regards,

Shannon Duong, MRM . Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 ? t.f. 1.877.610.3737 ? f. 250.492.0063
sduong@rdos.bc.ca ? RDOS
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-----Original Message-----

From: Liana
Sent: June 2, 2022 7:20 PM
To: Nikita Kheterpal <nkheterpal@rdos.bc.ca>
Subject: 130 Ponderosa Ave

Nikita,

I am writing in regard to the development of three dwellings on three separate parcels in Ponderosa Avenue in Kaleden. I am a neighbour adjacent this property.

I am opposed to this development.

Regards,

Liana Barker

Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2022 11:26 AM
To: Shannon Duong
Subject: FW: 130 Ponderosa Ave

FYI

From: Subrina Monteith <smonteith@rdos.bc.ca>
Sent: June 5, 2022 5:30 PM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Fwd: 130 Ponderosa Ave

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Liana
Sent: Sunday, June 5, 2022 5:28:59 PM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: 130 Ponderosa Ave

Hello Subrina,

I have got wind of a development proposed for the address above. I am a property owner in the area. Please know that I am not in favor of this development.

Sincerely,

Liana Barker

Sent from [Mail](#) for Windows



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Florence E Boyda (please print)

Street Address:

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "1"

My comments / concerns are:

- I do support the proposed variances at 130 Ponderosa Ave.
I do support the proposed variances at 130 Ponderosa Ave, subject to the comments listed below.
I do not support the proposed variances at 130 Ponderosa Ave.

All written submissions will be considered by the Regional District Board

The Subdivision proposed does not meet requirements of all standard bylaws before the request for variances more like they are using the as a planning tool. The back lane they want to use for their second driveway is already being used by local residence, having 2 garages on lots this small looks more like a precursor to rental units with separate parking. So it seems without the setbacks do the lots meet the minimum lot size requirements. Do the buildings meet the bylaw height requirements - they do if you go from the basement to the roof line but they have the roof as a party/ living space that would require railings and structures above the 30 foot.. maximum height restriction. Are the lots a mimimum of 350m2. My understanding of the proper use of variances is to allow for permanent structure crossing into setbacks not to circumvent bylaws for use of parking and building construction at the planning stages. It also does not look like the septic fields are compliant with the number of devices. There are also concerns if there was a fire with the buildings that close to each other. Concerns of safety with decks 30ft above and 5 ft away from neighboring property.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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.



Feedback Form

RECEIVED
Regional District

JUN 14 2022

101 Martin Street
Penticton BC V2A 5J9

OKANAGAN-
SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: I2022.013-DVP

FROM: Name:

F E Boyda

(please print)

Street Address:

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

Just follow the rules

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 6:56 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: 130 ponderosa PROJECT =12022.013 DV[

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Wendy Busch
Sent: Tuesday, June 7, 2022 6:54:23 AM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: 130 ponderosa PROJECT =12022.013 DV[

I am totally against this project. I was a part of the community planning years ago. This project goes against that community plan. The lake shore is to be protected. All the fuss raised over Sickle Point development was diverted for the time being. We all have a vested interest in this community. I realize changes are inevitable but enough damage has been done to the lake shore allowing larger housing units should not be permitted. One house is demolished so 3 can be built is unacceptable.

Wendy and Keith Busch

Lauri Feindell

From: Subrina Monteith
Sent: June 10, 2022 8:52 AM
To: Shannon Duong
Subject: 130 Ponderosa

Hello Subrina Monteith

Concerning project No: 12022.013-DVP We live at above the lot in concern We are opposed to the variance of 130 Ponderosa and 3rd St Now they have room to park on site and they always seem to choose to park on the street Third street has limited parking and can be very congested The garbage truck has trouble turning around I mean how many people are allowed in a 3 family dwelling? Will it be a bed and breakfast or hotel and come with all the hustle and bustle of such? There is no room for more traffic How will firefighters obtain access with smaller allowances between buildings This is a danger to all We are opposed to the variance and anything that disturbs the peace tranquility and safety of the area and varies from the natural environment and eventually blocks the view

Sincerely
Joyden Carr

Subrina Monteith
RDOS Area "I" Director
250-460-0723



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: MARK CAWENDISH
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at 130 Ponderosa Ave.
- I do support the proposed variances at 130 Ponderosa Ave, subject to the comments listed below.
- I do not support the proposed variances at 130 Ponderosa Ave.

All written submissions will be considered by the Regional District Board

"Three Houses" one lot! - This is KALEDEN a village - Hopefully not the start of row houses, one after another.

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Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 11:43 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Development Variance 130 Ponderosa Avenue Kaleden

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Diane Courneyeur
Sent: Tuesday, June 7, 2022 11:41:49 AM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: Development Variance 130 Ponderosa Avenue Kaleden

I would like advise that I disapprove of the Development Variance Permit to reduce the setback being sought after for 139 Ponderosa Avenue in Kaleden.
This one s not a good fit for our community nor our lakefront.

Diane Courneyeur

Kaleden BC

[Sent from Yahoo Mail for iPhone](#)



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Jeff & Liz CRAIK
(please print)

Street Address: _____

RE: **Development Variance Permit (DVP) Application**
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

I would like to express my disappointment in the above mentioned Development Project.

We have been here for over 30 years. The last 4-5 years it's been almost impossible to go to our beach due to parking and congestion issues. With more people moving into the area and development expanding & spreading at an alarming rate by the lake, it's become crowded & complicated to park or drive. Officers were so concerned with regards to Septic fields so close to the lake, yet 130 Ponderosa will have 3 septic tanks & fields on small city type lots. Many homes down by the lake use their property as vacation homes or B&B's, most of the time RDOS isn't even aware unless it's reported. If divided each of these would typically have 2 or even 3 vehicles per lot with 3 mini lot sizes as proposed that's 2-5 more cars on the street.

I AM STRONGLY OPPOSED TO THE DEVELOPMENT VARIANCE PERMIT to reduce the setbacks being sought after for 130 Ponderosa Ave in Kaleden. It brings multiple negatives to the area for the future

I think this would start a very dangerous precedent of people subdividing lots into small parcels without taking into consideration the infrastructure of Kaleden, I've experienced it in two previous communities which dramatically changed the neighborhoods and their surroundings.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

Lauri Feindell

From: Douglas DAHL
Sent: June 7, 2022 1:27 PM
To: Planning
Subject: 130 Ponderosa, Kaleden

Follow Up Flag: Follow up
Flag Status: Flagged

Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP Name: _

Linda Dahl

Development Variance Permit (DVP) Application 130 Ponderosa Ave, Electoral Area "I"
My comments / concerns are:

🗨 I do not support the proposed variances at 130 Ponderosa Ave.

I do not support this entire proposal. The precedent it will set could be quite damaging to the small community of Kaleden. I am not against progress, but this project would not fit the neighbourhood at all. Please reconsider accepting this application as it now stands. One home is what should be allowed on this piece of land.

Thank you for my consideration.
Linda Dahl

Kaleden. BC

Sent from my iPhone

The Kaleden Community Facebook post urging the public to oppose the 130 Ponderosa development variance application posting caught my attention, because the author called it "high density". I looked at it in detail, and found that it was only a request for minor variances.

I am not associated in any way with the 130 Ponderosa Ave development variance application. I was previously employed in local government and dealt regularly with variance applications such as this. After my review, the points I would like to make are:

1. This is not a "high density" development. These are 3 single family dwellings on 3 legal lots.
2. The lots are narrow, but very deep. If you look at the original Kaleden subdivision plan, the entire foreshore was surveyed to have small "cottage" lots.
3. The right to build a dwelling on these legal lots cannot be extinguished. They have a "hardship" and it is normal to grant a variance. The RDOS cannot force the owner to consolidate the lots.
4. The variances asked for are minor. The side yard variance is 0.3 meters, in order to make the dwellings conform to the minimum building width in the zoning bylaw.
5. The Ministry of Transportation has no problem with the exterior side yard setback variance, and has already given its approval. The road allowance is very ample on 3rd Avenue, and traffic views will not be impeded.
6. Parking will not be a problem, as there is a rear laneway, and ample road allowance surrounding these properties.
7. A proper septic system has to be approved on each lot by Interior Health, and the size of the lot will limit the size of the houses and number of bedrooms.

The most common reason that adjacent neighbors oppose development variances, is because the new structure will potentially impact their views. Adjacent property owners had the earlier opportunity to purchase the subject property, in order to control the development and protect their views. It is wrong to mislead the public with false statements of "high density", just to create community outrage and garner support for opposition.

Similar houses on 25 foot lots are now the norm close to Okanagan Lake in downtown Penticton. This area has the exact same 25 foot lots, and lovely smaller homes are being redeveloped on them (for example: Westminster Ave, Churchill Ave, Nanaimo Ave). It is time that smaller lots and homes are accepted in the Okanagan, as this is what is more affordable and environmentally sustainable.

If the variance is not granted to permit the slightly wider building, the public should note that 3 storeys are legally permitted in Kaleden. This same situation occurred on Alder Avenue, where a similar side yard variance was applied for a lovely 2 storey home. The adjacent owners called on the community to oppose it, wanting only a "cottage" in order to preserve their views. Because of the opposition, the owner instead built within the setbacks, but increased the height of the home to 3 stories to still get the square footage. What do you think is better?

TO: Regional District of Okanagan Similkameen

FILE NO.: I2022.013-DVP

FROM: Name:

MARIA DEFEAR

(please print)

Street Address:

KALEDEN

RE: **Development Variance Permit (DVP) Application**
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board.

The proposed development, with the variances, does NOT belong in this area of Kaleden. It would change the area and likely result in more of that type of development which would not be a good thing.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Mike Gane
(please print)

Street Address: _____

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

- 1) This property has been a single family dwelling existing on 3 original townsite lots since 1974. This fits the neighbourhood.
- 2) RDOS has required all structures that are built on more than one existing townsite lots to amalgamate the townsite lots.
- 3) The 3 proposed homes in no way fit into the current style of single family homes in the area.
- 4) There must be consideration for neighbours and the blocking of views that they have had for decades.
- 5) There must be consideration for the increased risk to firefighters with the ridiculous setbacks proposed.
- 6) Each property has a new septic tank and field. This addition of two extra fields leaching into the ground this close to the lake and our water intake is not a sound proposition.
- 7) There is a maximum height that building can be built to. These proposed buildings seem to exceed that height. Then add in shade devices on the roof patio and they are way over the maximum height affecting all those around them.
- 8) Parking has been shown for 2 vehicles inside garages. With the limited storage shown on the floor plans one can assume that one or both will be turned into storage. This will lead to parking issues on neighbouring streets and properties.
- 9) A possible parking spot on the property is taken up with the septic field. Parking on septic fields is not permitted, but will anyone enforce this? I think I know the answer already and this would cause issues with # 6 above.

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Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2022 11:27 AM
To: Shannon Duong
Subject: FW: 12022.013-DVP 130 Ponderosa Ave. Kaleden NOT IN SUPPORT

FYI

From: Subrina Monteith <smonteith@rdos.bc.ca>
Sent: June 6, 2022 11:04 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Fwd: 12022.013-DVP 130 Ponderosa Ave. Kaleden NOT IN SUPPORT

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Deanna Greer
Sent: Monday, June 6, 2022 10:57:43 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: 12022.013-DVP 130 Ponderosa Ave. Kaleden NOT IN SUPPORT

Subrina,

Please take this email as my official "not in support" for the above noted Variance Application. This does not meet the form and character for the neighbourhood or the community.

If you need to contact me directly, please feel free.

Thank you,
Deanna Greer

Kaleden, BC



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: ANNIE GULBYRAN
(please print)

Street Address: _____

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

PLS NO TINY NARROW LOTS ON
 tiny lots, NO CLUSTERS, NO FURNITURES
 NO DUPLEXES IN KATOCHEN
 THX AG

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 8:23 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Development Variance Permit

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Ginny Hunter
Sent: Tuesday, June 7, 2022 8:05:24 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Development Variance Permit

I disapprove of the Development Variance Permit to reduce the setbacks being sought after for 130 Ponderosa Avenue in Kaleden.

I am a permanent resident of Kaleden.

Ginny Hunter

Kaleden, BC
V0H1K0



Feedback Form

RECEIVED
Regional District

JUN 14 2022

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: R. Kim Janowsky
(please print)

Street Address: Kaleden BC

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

- impact to the flow of traffic on corner will have negative impact
- changing the set backs is it will set a bad precedent.
- Where will the parking be. This area already has issue w not enough park in the summer.
- increased fire risk to home so close together.
- Fire Dept will require new equipment due to the heights of the proposed buildings who is can't pay for that?
- Where is the septic field going to be placed being so close to the water front.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Feedback Form

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Regional District

JUN 14 2022

101 Martin Street
Penticton BC V2A 5J9

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Koia JANOWSKY
(please print)

Street Address: Kaleden BC

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

- I have concerns about sufficient room for septic for 3 dwellings when setbacks are reduced, particularly so close to waterfront
- Increased fire risk.
- Concerns on parking
- Setting precedent for Kaleden's image to become a multi-family dwelling community which has always been vehemently resisted.
- Corner property reducing the setbacks impact on the profile and flow of the streets.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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.



Kaleden
Irrigation District

119 Ponderosa Ave. Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407 Email: k.i.d@shaw.ca

June 2, 2022

Regional District of Okanagan Similkameen
101 Martin St.
Penticton, BC
V2A 5J9

Attention: Nikita Kheterpal, MPlan, Planner

Re: Development Variance Permit No. I2022.013-DVP, 130 Ponderosa Ave. Kaleden, BC

Dear Nikita;

The Board of Trustees of the Kaleden Irrigation District have reviewed the above noted DVP, and wish to state their concerns being not in favor of the above noted Development Variance Permit Application for Lots 1,2,3, Block 15, DL 105S, Plan 763 for the following reasons:

- With densification, there is increased potential for release of septic effluent into the immediate lake area where our intake is (is there even sufficient lot area for installation of a septic system on a 25 ft lot?) Must recognize that the 25 ft lots were created in the early 1900s for summer cabins with privies out back; in current times, this level of densification (especially for year-round residences) really requires a community sewer system for proper disposal, which Kaleden doesn't have.
- The available area for parking would be minimal, especially given the area required for septic systems. This potentially would cause conflicts with additional vehicles parking around and on KID property.
- The applicant must apply to the Kaleden Irrigation District for water for the extra two dwellings at which time it will be determined what costs and requirements must be made prior to construction.

Sincerely,
KALEDEN IRRIGATION DISTRICT

Cheryl E. Halla
Administrative Manager
/ceh

Lauri Feindell

From: Kaleden Irrigation District <k.i.d@shaw.ca>
Sent: July 14, 2022 1:19 PM
To: Shannon Duong
Cc: Planning
Subject: RE: Referral - 130 Ponderosa Ave - DVP
Attachments: RDOS LETTER & FEEDBACK FORM FILE I2022.013-DVP 130 PONDEROSA AVE KALEDEN BC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon;

Please see a letter from our Board of Trustees, containing our comments, along with the Feedback Form for your file no. I2022.013-DVP, for 130 Ponderosa Ave., Kaleden, BC.

Could you please confirm that our comments will be considered when the matter is on the agenda of your Board meeting? Much appreciated, thanks.

Please contact our office if you have any questions in this regard.

Cheryl E. Halla
Administration Manager



119 Ponderosa Ave.
Kaleden, BC V0H 1K0
Ph 250-497-5407 F 250-497-5407
C 250-809-8548
E k.i.d@shaw.ca

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: June-29-22 10:06 AM
To: Kaleden Irrigation District <k.i.d@shaw.ca>; kaledenfire <kaledenfire@shaw.ca>
Subject: RE: Referral - 130 Ponderosa Ave - DVP

Hello,

Please be advised that the Development Variance Permit application for the property at 130 Ponderosa Avenue has been updated as of June 27, 2022.

The application now seeks to:

- reduce the interior side parcel line setback from 1.5 metres to 1.2 metres on three separate lots;
- reduce the rear parcel line setback from 7.5 metres to 6.0 metres on three separate lots; and,
- reduce the exterior side parcel line setback from 4.5 metres to 1.2 metres on one lot.

The variances would facilitate the construction of one single detached dwelling on each of the three legal lots.

The draft Development Variance Permits, updated site plan, as well as building drawings, elevations, and 3D renderings are available for review on the application webpage here: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-i/i2022-013-dvp>

Please let me know if you have any questions, and provide any comments by **July 15, 2022**.

Regards,



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

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

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From: Nikita Kheterpal <nkheterpal@rdos.bc.ca>
Sent: May-10-22 9:43 AM
To: k.i.d@shaw.ca; Kaleden Fire Chief <FCKaleden@rdos.bc.ca>
Subject: Referral - 130 Ponderosa Ave - DVP

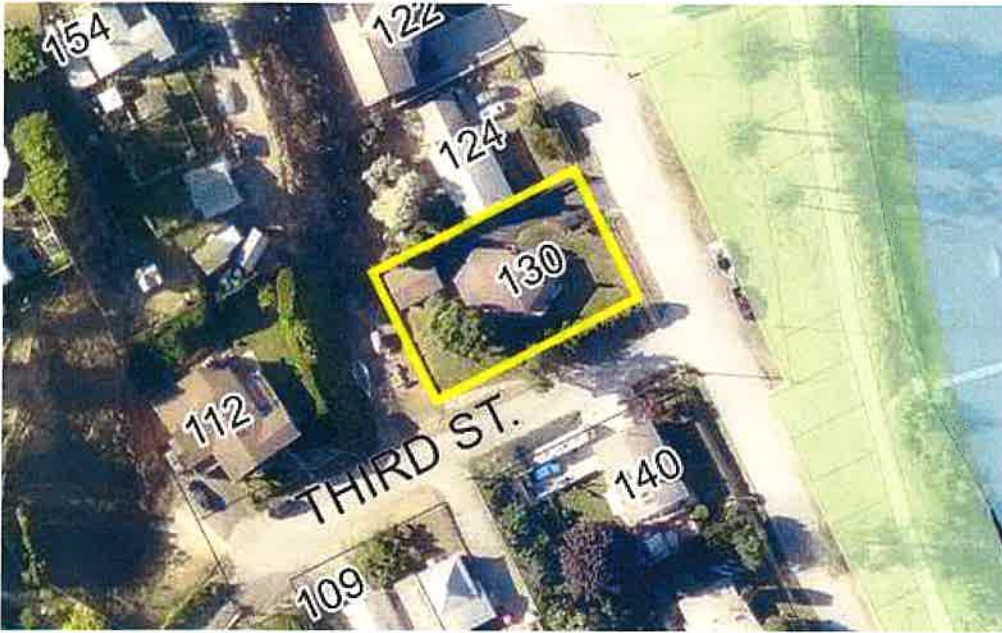
Good morning,

We have received a development variance permit application in Electoral Area "I" at 130 Ponderosa Ave, seeking to reduce the interior side and the exterior side setbacks to allow for the construction of 3 dwellings on 3 separate parcels.

More information, including the site plan, can be found on our website here: [I2022.013-DVP | RDOS](#)

The applicant has been asked to provide more details regarding the proposed development for proper assessment by staff, including elevations and sections.

Please note that although the RDOS parcel viewer shows the parcel as one lot, it is, in fact, three separate legal parcels.



If you have any comments regarding the proposal, please let us know by June 9, 2022.

Regards,



Nikita Kheterpal, MPlan • 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 | nkheterpal@rdos.bc.ca

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119 Ponderosa Ave. Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407 Email: k.i.d@shaw.ca

July 13, 2022

Regional District of Okanagan Similkameen
101 Martin St.
Penticton, BC V2A 5J9

Attention: Planning Department

Re: Development Variance Permit No. I2022.013-DVP, 130 Ponderosa Ave. Kaleden, BC

To Whom It May Concern;

The Board of Trustees of the Kaleden Irrigation District have reviewed the above noted DVP, and wish to state their concerns being not in favor of the above noted Development Variance Permit Application for Lots 1,2,3, Block 15, DL 105S, Plan 763 for the following reasons:

- With densification, there is increased potential for release of septic effluent into the immediate lake area where our intake is (is there even sufficient lot area for installation of a septic system on a 25 ft lot?) Must recognize that the 25 ft lots were created in the early 1900s for small homes with privies out back; in current times, this level of densification (especially for year-round residences) really requires a community sewer system for proper disposal, which Kaleden doesn't have.
- The available area for parking would be minimal, especially given the area required for septic systems. This potentially would cause conflicts with additional vehicles parking around and on KID property and RDOS parkland.
- The applicant must apply to the Kaleden Irrigation District for water for the extra two dwellings at which time it will be determined what costs and requirements must be made prior to construction.

In summary, the KID Board of Trustees strongly advises against approval of this DVP. While KID normally restricts its comments to proof of water and possible impacts on water quality or KID infrastructure, the proposed development is known to be highly contentious within the neighborhood. The development is definitely not in keeping with the character of the rest of the residences along Ponderosa Avenue. As RDOS is undoubtedly aware, most of the single-family residences constructed more recently in this area were obliged to amalgamate 2-4 of the original 25-ft lots into a single Parcel. Without a community sewer system, the proposed densification is not seen as appropriate, and would set an environmentally-damaging precedent.

Sincerely,
KALEDEN IRRIGATION DISTRICT


Dave Libby,
Chair, Board of Trustees
DL/ceh

Lauri Feindell

From: Subrina Monteith
Sent: June 16, 2022 3:25 AM
To: Shannon Duong
Subject: Fwd: Development variance applications, 130 Ponderosa Ave.

Follow Up Flag: FollowUp
Flag Status: Flagged

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: ejlamb89
Sent: Wednesday, June 15, 2022 11:27:41 PM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: Development variance applications, 130 Ponderosa Ave.

Subrina Monteith
Area I Director

I do not support the variances requested in order to build homes on each of the three 25' wide lots at this address. The configuration of these lots and the homes would not keeping with a majority of homes on Ponderosa Avenue. Two more driveways would add congestion to a heavily trafficked area.

It seems unlikely that many neighbours would consider the variances requested as trivial.

Jeanne Lamb

Kaleden

Sent from my iPad

Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 1:55 PM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Proposed development at 130 Ponderosa Ave, Kaleden

Follow Up Flag: Follow up
Flag Status: Flagged

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Elizabeth Landecker
Sent: Tuesday, June 7, 2022 12:50:40 PM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Proposed development at 130 Ponderosa Ave, Kaleden

Subina Monteith
Area 1 Director, RDOS

Dear Subina,

I reside at 130 Ponderosa Ave, Kaleden and am a neighbor to the property in question, 130 Ponderosa Ave.

Firstly I want to say that I am dismayed that my husband and I were not notified of the development application since the proximity of the proposed development will have a significant impact on us.

Secondly, I want to state my strong objection to the Development Variance Application seeking to reduce both the exterior side setbacks from 4.5m to 1.2m, and the interior side setbacks from 1.5m to 1.2m.

I have serious objections to the nature of the proposed development, which constitutes over-development of the site and is in no way consistent with neighborhood properties.

I can foresee several other problems arising from this development.

. The land area will be covered 60% by buildings and there will be further paving for paths, parking areas and driveways and possibly Third Ave will be paved for access. This will contribute to the rapid runoff of rain water and the flooding of Ponderosa Ave., already a problem in this area.

. I would question whether there is sufficient area to accommodate septic drainage fields for three houses on the site.

. Three houses on the site will require the provision of 6 parking sites. If these cannot be accommodated onsite, the residents will be using public parking. On Third St. there is limited parking already needed by other residents when they have visitors. There is some parking on the lake front which is usually available, but is under extreme pressure during hot summer weather. There will certainly be an impact from the greatly increased number of cars, campers etc associated with this development.

. Lastly I object to the building height of a three storey development combined with its large footprint which will

compromise the view of the lake that I presently enjoy, and will similarly affect many of my neighbors in this area.

Thank you for your consideration of this issue,

Elizabeth Landecker

Kaleden V0H 1K0

Lauri Feindell

From: Subrina Monteith
Sent: June 6, 2022 6:31 PM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Development variance for 130 Ponderosa Ave., Kaleden, BC

Follow Up Flag: FollowUp
Flag Status: Flagged

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Tracy
Sent: Monday, June 6, 2022 6:29:53 PM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Re: Development variance for 130 Ponderosa Ave., Kaleden, BC

Hi Sabrina,

We are 14 year Kaleden residents and like many others were drawn to the area by its unique rural qualities and the peace and quiet and sense of neighbourhood that it evoked.

This proposed variance goes against all of those qualities. The RDOS needs to decide whether it wants to turn Kaleden into an Airbnb Mecca or keep it as a small friendly community.

As our representative I'm hoping that you will bring this and other comments to the board. The small group of part-time residents who are more interested in profits than community should not drive the RDOS' decisions.

Thanks for your time.

Best regards

Mick and Tracy Maloney

Sent from my iPad



Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Tracy + Mick Maloney
(please print)

Street Address: Kaleden

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at 130 Ponderosa Ave.
- I do support the proposed variances at 130 Ponderosa Ave, subject to the comments listed below.
- I do not support the proposed variances at 130 Ponderosa Ave.

All written submissions will be considered by the Regional District Board

Please note we have also submitted a detailed email with our concerns to our Director Sabrina Monteith on June 6th.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 11:44 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: Project number 12022.013-DVP

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Shawn Neumeier
Sent: Tuesday, June 7, 2022 8:35:12 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Project number 12022.013-DVP

Hello Ms. Monteith,

I would like to express my disapproval to the proposed development at 130 Ponderosa Ave, Kaleden.

Allowing variations to setbacks for multiple dwellings on a single parcel will open the door for a dramatic change in land use, density and the appearance of Kaleden. I believe this would be a step backwards and will have a negative impact on Kaleden. I also believe this proposal will have a negative impact on my property located 1 parcel away

Yours truly,

Shawn Neumeier



Feedback Form

OKANAGAN·
SIMILKAMEEN

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Shawn Neumeier
(please print)

Street Address: Kaleden, BC

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

① Fire access and controlling potential spread between adjacent buildings and neighbouring structures is a major concern with reduced setbacks.

② Previous arguments for sewer have indicated that septic is a potential concern. Approving set-backs that encourage high-density development with multiple new septic fields would therefore be a concern and complete water quality impact studies should be done before approved.

③ Approving interior and exterior setbacks sets a precedent for the community which will have long term impact on land use and home density of Kaleden. Appropriate planning should be in place before this type of densification is approved, as there are already issues with parking, traffic, infrastructure in this community.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Barbra Paterson / Sam Hauchero
(please print)

Street Address: Kaleden

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

o proposed plan too close to boundaries / property lines / neighbours

o parking will be compromised

o not in keeping with the visual appearance of Ponderosa St

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Lauri Feindell

From: Barbra Paterson <barbra.paterson@gmail.com>
Sent: June 18, 2022 7:00 PM
To: Shannon Duong
Subject: Re: Feedback form for 130 Ponderosa, Kaleden

Follow Up Flag: Follow up
Flag Status: Flagged

Oh my gosh,
Thank you!
No, Shannon... **We are not in favour of the proposal.** I can't believe I ticked the wrong one.
Thank you for checking with me.
Barbra

On Jun 15, 2022, at 11:46 AM, Shannon Duong <sduong@rdos.bc.ca> wrote:

Hi Barbra & Sam,

Thank you for submitting your feedback in regards to RDOS File No. I2022.013-DVP.

Before I add this to the application file, I wanted to seek out clarification as it appears that you have checked off that you are in support of the proposal, but your comments appear to contrast with your indicated support. Please confirm whether you would like the attached feedback form added to the file or if it needs to be updated.

Regards,

<image002.png>**Shannon Duong, MRM** • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

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From: Barbra Paterson <barbra.paterson@gmail.com>
Sent: June 15, 2022 11:04 AM
To: Planning <planning@rdos.bc.ca>
Subject: Feedback form for 130 Ponderosa, Kaleden

<130 Ponderosa Feed back form.pdf>

Lauri Feindell

From: Info E-Box
Sent: June 6, 2022 9:03 AM
To: Planning
Subject: FW: Website Contact Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged

From: no-reply@cms.rdos.bc.ca <no-reply@cms.rdos.bc.ca>
Sent: June 6, 2022 8:06 AM
To: Info E-Box <info@rdos.bc.ca>
Subject: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Contact Information

First Name

Karen

Last Name

Pennington

Street Address

City / Town

Kaleden

Province

Bc

Postal Code

V0h1k0

Phone

Email

Questions / Comments

Comments

I am strongly opposed to any variance changes on the property at the corner of 3rd avenues in Kaleden. This type of change will adversely effect the entire neighbourhood and should not be allowed. I think

that before any changes are made the surrounding neighbours and community should be notified and have ample time to voice concerns and opinions. One week is not enough time to get informed.

Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2022 11:26 AM
To: Shannon Duong
Subject: FW: Proposal for development project number 12022.013-DVP

FYI

From: Subrina Monteith <smonteith@rdos.bc.ca>
Sent: June 5, 2022 5:30 PM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Fwd: Proposal for development project number 12022.013-DVP

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Brenda
Sent: Sunday, June 5, 2022 12:58:50 PM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: Proposal for development project number 12022.013-DVP

Hi Subrina

It has come to our attention that our Neighbour at 130 Ponderosa Ave in Kaleden has applied to demolish the existing structure and put up three individual homes , they are looking for side interior variances , as well as side exterior variances. Each proposed unit would be 30ft tall ,990 sq feet, (3 stories)

My husband and I are completely against this project, the character of the neighborhood is single family dwellings with beautiful green space, trees and adequate parking. This would look like townhomes or condo units.

The removal of the multiple trees on the lot that are homes to many birds as well as squirrels (which are protected) would be shameful.

As I am sure you are aware Ponderosa is very busy particularly in the summer months and does not support street parking . The addition of two more homes on such a small lot fits in with high density housing which we do not feel is right for our area.

The currant owners of this property are from the lower mainland and since they have purchased it have never resided in the home full time, it has only been used occasionally as a summer home.

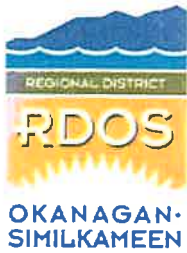
We do not support vacation rentals and at 990 sq feet we feel that these units would most likely be used for this purpose.

In our opinion this project will negatively impact the area , and those residing around this property, by adding increased traffic, parking issues (which we already face in the summer months) noise, and people, as well as being visually unconfoming to the neighborhood.

In closing , we do not want high density housing in our neighborhood this is a quiet rural location , that we want to preserve as such. This is why we have chosen to live rural for the past 30 years .

Thank you

Brenda Phaneuf and Colin Boulton - 112 3rd St -Kaleden residents since 1992



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

JUN 14 2022

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Brenda Phaneuf
(please print)

Street Address: _____

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I **do not** support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

Please see attached letter.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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.

To the RDOS board members

Thank you for the opportunity to give feedback on the development variance permit application, for 130 Ponderosa Ave in Kaleden.

I fully understand that this address is three legal lots that were formed in the 1930s. However in the 1930s most families didn't even own 1 car, so these lots could be acceptably small, where as today most own a minimum of two or more cars. These lots were not designed with the modern multi car family in mind.

This is a rural community, and nowhere in the community of Kaleden do we have houses built this close together. In my opinion this is high density housing, which does not fit into our community plan of single family dwellings. If we allow this to happen it sets a precedent for more of this type of building to occur. Which I am adamantly opposed to in our community. I also am very concerned about these buildings being so close together (less than 4 feet) in the event of a fire.

130 Ponderosa is on the corner of Ponderosa and 3rd ST, which are both very narrow streets to begin with (particularly 3rd St). We have existing water run off issues on 3rd St , and I feel that allowing such a dramatic exterior side setback from 4.5 to 1.2 will only worsen this issue.

A project of this size needs parking for a minimum of 2 cars per proposed unit (potentially more),with the drastic setback reduction there will be little room for parking on site. We currently have parking issues (particularly from June to Sept along Ponderosa). I feel that by allowing the variance, this will only add to the parking issue. Due to minimal parking on site, the residents of these dwellings will most likely be parking on the grass strip across the street from 130 Ponderosa.

If the setbacks are aloud they eliminate almost all of the free land on the lot, which is why I am strongly opposed to this variance. All of the other homes in the area have beautiful green space and adequate parking on site, while conforming to the current setbacks. I feel that this sets a terrible precedent should this variance be allowed.

I also have concerns regarding adequate room for septic for three individual dwellings, taking into consideration the drastic reduction in setbacks. Particularly given the close proximity to the waterfront,

In closing, I am strongly opposed to this variance to reduce the interior and exterior setbacks, as well as this project. It will change the character of the neighbourhood immensely, which is currently single family dwellings on a lot of this size. It will have a negative visual impact, by the removal of the current green space and multiple trees on the site, that are home to many birds and squirrels. Also, the sight of 3 dwellings, less than 4 feet apart on this small lot does not fit in with the look of any homes in the immediate vicinity.

We have chosen to live rural for 30 years for a reason, if we wanted high density we would live in a city.

Thank you for your consideration on this matter

Sincerely
Brenda Phaneuf



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: DENNIS + Linda Powell
(please print)

Street Address: Kaleden

RE: **Development Variance Permit (DVP) Application**
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

Re this application. No other property in Kaleden that housed a single family dwelling has been converted to a high density set of dwelling. To put three houses on a property this size in our rural community would be the start of city living. forgetting the loss of green space which almost all homes in Kaleden have. ALSO 3 more septic systems so close to the lake. Total loss of privacy with the upper sun decks on all surrounding homes. Besides being a corner lot where parking in the summer on our street is a nightmare I sincerely hope the owner rethink his plans and build a nice large single family home.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

over
↓

All representations will be made public when they are included in the Board Agenda.

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Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Dennis & Linda Powell
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

I am concerned it will become rental properties or B+B's which could happen if allowed to proceed. My husband and I have lived in Kaleden for over 70 yrs and on this family home for 47. I know change happens but please not this way thank you for considering my feedback.

Linda & Dennis Powell

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Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2022 11:25 AM
To: Shannon Duong
Subject: FW: Website Contact Form Submission

FYI

From: Subrina Monteith <smonteith@rdos.bc.ca>
Sent: June 5, 2022 3:55 PM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Fwd: Website Contact Form Submission

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: no-reply@cms.rdos.bc.ca <no-reply@cms.rdos.bc.ca>
Sent: Sunday, June 5, 2022 3:53:06 PM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Contact Information

First Name

lin

Last Name

Powell

Street Address

City / Town

Kaleden

Province

B.C

Postal Code

V0H1K0

Phone

Email

Questions / Comments

Comments

I hear that there is a proposed high density property to be put on the 3 lots of 130 ponderosa ave. There are only single family dwellings on the the properties on oak and alder and ponderosa aves. I feel this is not right for our neighborhood and am very opposed. A new larger single family dwelling would be well received. Tks for your time

Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 8:23 AM
To: Christopher Garrish; Shannon Duong
Subject: Fwd: Objection to DVP

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: W R
Sent: Tuesday, June 7, 2022 7:59:24 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: Objection to DVP

Development Variance Permit for 130 Ponderosa Ave., Kaleden, BC
PROJECT NUMBER -12022.013-DVP

As residents of Ponderosa Ave, we object to the above application to change the setbacks! My goodness, that is quite the amount of area they are asking for on one exterior side. It defeats the purpose of having the setback rules in the first place!

Thank you.

Cindy & Wes Reith



Feedback Form

Regional District of Okanagan Similkameen

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SIMILKAMEEN

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Jeffrey Reos
(please print)

Street Address: Kaleden, BC

RE: **Development Variance Permit (DVP) Application**
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

Kaleden is not a high density location and the changes to setback allowing this would not be consistent with the nature of the neighbourhood. Further I would be concerned about septic systems so close to the lake on such small lots. Finally I would be concerned about parking and potential overflow into the street and park parking across the road.

I do not think this variance would be wise.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Bruce and Alexandra Shepherd
(please print)

Street Address: _____ an

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

We live _____ properties to the south of this proposed development, which is highly contentious within the neighborhood well beyond the 60m notification boundaries set by RDOS. The development is definitely not in keeping with the character of the rest of the single-family residences along Ponderosa Avenue. Dress it up as best you can, but it will still look like a double-decker trailer park! Like most other neighbors, we have concerns regarding potential drainage, parking, septic disposal, firefighting, , noise, and privacy issues presented by this proposed development. Without a community sewer system, the proposed densification is especially inappropriate, and would set a potentially detrimental precedent for the entire neighborhood, if not the community more generally.

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Lauri Feindell

From: Tracy Souch ...
Sent: June 8, 2022 6:36 AM
To: Planning
Subject: Development Variance Permit Application 130 Ponderosa Ave, Electoral Area I

Hello,

We do not support the proposed variances at 130 Ponderosa Ave in Kaleden.

Highly opposed to variances being approved to allow 3 dwellings on the lot.

Please confirm receipt of this email and that it counts for two oppositions.

Thank you

Tracy and Jesse Souch

Kaleden, BC
V0H 1K0



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Feedback Form

Regional District of Okanagan Similkameen

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

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

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Regional District

JUN - 8 2022

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Chris & Alana Struthers
(please print)

Street Address: Kaleden

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

- Being a corner lot, the major intrusions on the setbacks will significantly impact the profile & flow of the street.
- Unfair to owners who have respected the setbacks.
- Sets a bad precedent, not the kind of variance we want to see routinely being applied
- Significant concerns on septic + parking. Do not see how both can be accommodated. We do not want "street parking" to become the norm.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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→ + Concerns about fire separations. Buildings very close.

Lauri Feindell

From: Jon Symes
Sent: June 9, 2022 5:40 PM
To: Planning
Subject: 130 Ponderosa Variance feedback
Attachments: 130Ponderosa-FeedbackFormJS.pdf

Attached please find feedback form.

In addition to being against the proposed variance, I am totally against the idea of having 3 high density homes on the lot irrespective of the variance.

Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2022 11:27 AM
To: Shannon Duong
Subject: FW: 130 Ponderosa Avenue

FYI

From: Subrina Monteith <smonteith@rdos.bc.ca>
Sent: June 6, 2022 10:09 AM
To: N Tessler <ntessler@rdos.bc.ca>
Subject: Re: 130 Ponderosa Avenue

Hello Nouvelle
I have sent this to staff for official record.
Thank you for reaching out to me

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: N Tessler
Sent: Monday, June 6, 2022 8:13 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: 130 Ponderosa Avenue

Densification of Ponderosa Avenue in Kaleden is of concern. Allowing the removal of vegetation and naturally draining surfaces (lawns, gardens etc.) and replacing with impervious surfaces (property-line to property line roofs and hardtop) without improving drainage infrastructure is unacceptable.

Drainage along Ponderosa Avenue near 3rd street is already a major problem, with water running down 3rd street and pooling on the west side of Ponderosa Avenue instead of draining toward the lake. This often creates a large, deep puddle of water. A water body of this size creates a significant hazard for motorists (e.g. hydroplaning) and property damage from flooding.

The existing puddle is something that the highway department needs to address, but is a sign of problems to come if densification proceeds without proper consideration of storm water drainage. Where would water collected from ** can you estimate square meterage ?? ** of roofs go other than directly to the street ?

Nouvelle Tessler



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Nouvelle Tessler
(please print)

Street Address: _____, Kaleden

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

The twenty-five foot lots in Lower Kaleden are a historic relict of the original townsite plan and are in no way intended to support individual homes. The required set-backs are in place for a reason. Specifically, the proposed variances are of concern because of:

- Drainage. Replacing vegetation and naturally draining surfaces with impervious surfaces without improving drainage infrastructure is unacceptable. Where would water collected from the three roofs go other than directly to the street and surrounding neighbourhood, contributing to existing drainage problems.
- Sewerage. There are questions about having three additional septic fields so close to Ponderosa Avenue.
- Fire. A fire in the centre home would be difficult to contain. This is 'city' development in a rural area.
- Noise. Three roof-top living areas will have significant noise impact on each other and the surrounding houses.
- Densification. The proposal to build three homes at 130 Ponderosa Ave represents significant densification. Kaleden needs affordable family homes and residents who will contribute to a vibrant community, not short-term rentals and 'empty homes'; the design of the proposed development calls into question the assertion that they will "provide much needed living accommodations".

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Feedback Form

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Deanna Thomson
(please print)

Street Address: _____, Kaleden

RE: **Development Variance Permit (DVP) Application**
130 Ponderosa Ave, Electoral Area "1"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

- I 100% do NOT support this variance setback request because
- the precedent setting, once approved you cannot go back to a regular sized home on a regular sized lot.
 - Kaleden is not the place for high density development. It is a quiet rural place. No townhouses, duplexes or apartments should be approved.
 - This high density will add more traffic & parking. If at least 2 cars per house, then six more cars for parking.
 - 16 feet is not a reasonable size house. It will change the character of the street and could affect value of neighbours properties.
 - I understand there to be 3 legal lots but that doesn't mean there should be 3 legal houses.

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Lauri Feindell

From: Subrina Monteith
Sent: June 7, 2022 6:57 AM
To: Shannon Duong; Christopher Garrish
Subject: Fwd: 130 Ponderosa Ave - PROJECT NUMBER -12022.013-DVP

Subrina Monteith
RDOS Area "I" Director
250-460-0723

From: Colin West
Sent: Tuesday, June 7, 2022 12:55:27 AM
To: smonteith@rdos.bc.ca <smonteith@rdos.bc.ca>
Subject: 130 Ponderosa Ave - PROJECT NUMBER -12022.013-DVP

Hi Subrina,

My name is Colin West, my wife and I are local Kaleden residents. It's great to meet you, I am just reaching out to show my support for the development application at 130 Ponderosa Ave. We feel like it would be a positive addition to the community.

Best,
Colin West



Feedback Form

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JUN 10 2022

101 Martin Street
Penticton BC V2A 5J9

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: 12022.013-DVP

FROM: Name:

MARILYN (WONG) MULLDOCK (OWNER)
(please print)

Street Address:

130 PONDEROSA AVE

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "1"

My comments / concerns are:

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- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

TOO HIGH DENSITY ON THIS SPACE

SEPTIC FIELD ISSUES

PARKING

THANK YOU.

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Feedback Form

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101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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Regional District

JUN 10 2022

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: I2022.013-DVP

FROM: Name: Micaela Wong
(please print)

Street Address: Kaledon

RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

The setback allowing 3 small houses is not a good idea for such a small property, especially taking parking + septic into account.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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Regional District

JUN 14 2022

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2022.013-DVP

FROM: Name: Colin Bault Heel
(please print)

Street Address: Kaleden BC V0H-1K0

**RE: Development Variance Permit (DVP) Application
130 Ponderosa Ave, Electoral Area "I"**

My comments / concerns are:

- I do support the proposed variances at **130 Ponderosa Ave.**
- I do support the proposed variances at **130 Ponderosa Ave**, subject to the comments listed below.
- I do not support the proposed variances at **130 Ponderosa Ave.**

All written submissions will be considered by the Regional District Board

The setbacks were put into place for a reason I assume that a property could not have too big a structure or structures built on them. To change the set backs or allow the variance would undermine the very reason they exist and set a very bad precedent for the future of Kaleden.

Thank you.

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Key Concerns on Setbacks:

- Being a corner property, reducing the setbacks is particularly impactful on the profile and flow of the streets.
- Other properties and owners have respected their setbacks, this sets a bad precedent.
- Big concerns on parking. The reduced setbacks eliminate most of the free land space meaning the residents up to 6 vehicles will be parking on the street or the grassy strip across Ponderosa.
- Buildings squeezed too close together are a bigger fire risk.
- Concerns about sufficient room for septic for three dwellings when setbacks are reduced. Particularly with this being so close to waterfront.