

Lauri Feindell

Subject: FW: Bylaw Referral - RDOS File No. I2024.002-ZONE - 300 Strayhorse Road - Fortis Property Referral #2024-94

From: Referrals <Referrals@fortisbc.com>

Sent: February 21, 2024 7:52 AM

To: Shannon Duong <sduong@rdos.bc.ca>

Subject: Bylaw Referral - RDOS File No. I2024.002-ZONE - 300 Strayhorse Road - Fortis Property Referral #2024-94

Fortis Property Referral #2024-94

Hello,

Please be advised FortisBC Energy Inc. (Gas) has no concerns as we have no gas in this area.

Thank you,

Liz Dell

Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8

P: 778-578-8038 / referrals@fortisbc.com



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: February 23, 2024 12:07 PM
To: Planning
Subject: Strayhorse Rd, 300, RDOS Apex (I2024.002-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

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

With respect to the above noted file,

There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.

If you have any questions or comments, please contact me at your convenience.

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

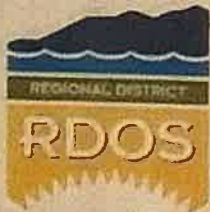


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OKANAGAN-SIMILKAMEEN

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.: I2024.002-ZONE

FROM: Name: Jane Ono
(please print)

Street Address: [redacted] Apex Mnt.

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.34, 2024
300 Strayhorse Road — District Lot 395S, SDYD, Strata Plan KAS1527

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2800.34, 2024.

From the perspective of most hill-users, this proposal will have **NO CHANGE** to the parking situation in the Apex village. It will mean that parking for 300 Strayhorse will be split between our property at the NW end of the building and the Apex general parking lot. This is what has been the case for decades.

Historically, there's quite the story as to why the parking for 300 Strayhorse doesn't align with the actual number of stalls required. Much has to do with changes in ownership of the resort facilities and the (at-the-time) hotel. Over the years, the "hotel" has had specific areas designated as parking exclusively for owners and/or renters (eg. ice rink, first three rows, etc.). Now, we are asking for the support of RDOS, Apex Mountain, and its recreational users to officially recognize that owners/renters of 300 Strayhorse can park in the general parking area... as we have done for years.

Thank you for your support.

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2800.34, 2024

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

- The mentioned property falls within Apex Mountain Village's Controlled Recreation Area. Apex has an approved Master Development Agreement (MDA) and Master Plan (MP) with the Province issued under the Ministry of Lands, Parks and Housing Act. Under the MDA/MP they are required to provide parking for visitors to the resort.
- If these parking spots are removed it will put more pressure on the adjacent public parking lot and this will have a negative impact to the public enjoyment of the resort. Given that the majority of public parking is provided at this lot, has there been consideration given to where people will park if the lot is full?
- 300 Strayhorse Road has been deficient in providing adequate parking for some time and it is assumed that they are parking in the adjacent public lot. Do they have a shared parking agreement with Apex?
- Has Apex given support to this amendment? If so, do they have adequate parking for visitors of the resort?

As a side note, the Administrative report dated, January 18, 2024 recommended that 300 Strayhorse Road be required to provide on-site parking in accordance with the zoning bylaw No. 2800, 2022. We were just wondering why the recommendation has changed to reduce the number of spaces to 0.

Signature: Barb Wheatley

Digitally signed by Barb Wheatley
Date: 2024.03.05 10:25:29 -08'00'

Signed By: Barb Wheatley

Agency: Mountain Resorts Branch

Title: Licensed Land Officer

Date: March 5, 2024

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2800.34, 2024

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reasons Outlined Below

We would like to know how any future increase in occupancy or units will be dealt with for parking as at the moment the hotel uses our parking area for the majority of their vehicles

Signature: _____

Signed By: _____

Agency: _____

Title: _____

Date: _____

