

**Lauri Feindell**

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**From:** LT Admin365  
**Sent:** December 1, 2023 4:33 PM  
**To:** Planning; Lynn Tran  
**Subject:** DVP Feedback

**Importance:** Low

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

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The following DVP Feedback has been submitted :

**Contact Name** : Kevin Price

**Street Address** : [REDACTED]

**City / Town** : Electoral Area A , RDOS

**Email** : [REDACTED]

**Project Address** : A2023.045-DVP

**Support the requested variances to the zoning ?** : No

**Additional comments** :

The driveway that they have on their application seems to go on my property, Are they allowed to add another driveway as they have ? It should be moved over so as not to impinge on my property.

**Files uploaded:** No

**Lauri Feindell**

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**From:** LT Admin365  
**Sent:** December 3, 2023 6:50 PM  
**To:** Planning; Lynn Tran  
**Subject:** DVP Feedback

**Importance:** Low

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

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The following DVP Feedback has been submitted :

**Contact Name** : Reg and Nancy Forster

**Street Address** : [REDACTED]

**City / Town** : Osoyoos

**Email** : [REDACTED]

**Project Address** : 75 Blacktail Rd, Osoyoos

**Support the requested variances to the zoning ?** : No

**Additional comments** :

We are neighbors of this property but did not get a variance notice. By passing this variance you are allowing the applicant to build a cabin in a neighborhood of >1800 sq ft. homes. Clearly the applicant requires more square footage, as they already hav

**Files uploaded:** Yes



## BUILDING SCHEME

### REGULATIONS

- a) Every residential dwelling unit constructed or placed on a lot shall be connected to a cistern for the purpose of providing domestic water, having a minimum capacity of 2,300 litres.
- b) Irrigated areas on the lot shall not exceed 500 square meters in area.
- c) Every residential dwelling unit constructed or placed on a lot shall contain low-flow plumbing fixtures.
- d) All coniferous and deciduous trees shall be pruned to a height of 3 metres above ground within 40 metres of a building structure and well sites.
- e) Each water well pump station shall be designed and equipped with a 20 mm hose, of minimum length of 30 metres.
- f) Each residential building shall be equipped with a minimum of 2 outside water outlets, with a minimum of 20mm diameter hose, of at least 30 metres in length, connected to at least one outlet.
- g) Roofs shall be constructed of fire safe or fire retardant materials.
- h) Around houses, a minimum 10 metre, non-combustible buffer of fire safe landscaping, rocks or gardens, must be maintained.
- i) Within 40 metres of any building structure or well site, dispose of all deadfall. Fuel reduction measures will be maintained yearly.
- j) Yard lights shall be shrouded to direct light downward.
- k) Excepting contrasting trim, bright primary colours may not be used for the exterior, or the roof of buildings. Colours should be chosen from natural earth tones.
- l) Within 50 metres of each home, power and phone lines must be run underground.
- m) No unsightly piles of lumber, old cars or junk or refuse of any kind or description shall be allowed to accumulate on any of the lots and no building waste or other materials of any kind may be dumped on any of the lots.
- n) No lot shall be used for the wrecking or storage of derelict vehicles or as a junkyard and any vehicle which has not been licensed for a period of one year and which is not housed in a garage or carport, shall be deemed to be a derelict vehicle.
- o) No domestic animals, including dogs and cats, shall be allowed to roam at large.
- p) The lots may not be further subdivided.
- q) The minimum building size is to be no smaller than 1800 sqf.

Provided always that the promoter hereby reserves to the promoter the right to exempt any Lot or Lots from any of the restrictions and benefits in the Schedule contained, and the right to exempt hereby reserved shall be exercisable by the promoter or any person to whom the promoter may delegate such right.

**Lauri Feindell**

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**From:** LT Admin365  
**Sent:** December 4, 2023 8:25 AM  
**To:** Planning; Lynn Tran  
**Subject:** DVP Feedback

**Importance:** Low

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

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The following DVP Feedback has been submitted :

**Contact Name** : Christian de Jaham

**Street Address** : 

**City / Town** : Osoyoos

**Email** : 

**Project Address** : 75 Blacktail Rd., Lot 7, Application # A2023.045-DVP

**Support the requested variances to the zoning ?** : No

**Additional comments** :

Setting a precedent which will affect property values in area. Smaller homes = lower taxes unfair to other owners. Destroying the character of this area!

**Files uploaded:** No

## Lauri Feindell

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**From:** Rick Hudy [REDACTED]  
**Sent:** December 4, 2023 9:40 AM  
**To:** Planning  
**Subject:** Application No. A2023.045-DVP

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

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We are Not in favour of a variance if it means that the overall square footage of the dwelling does not meet the development criteria which was set at 1800 sq ft. It sets a precedent for the whole area and potentially lower property values. Also, no compliance or enforcement as to seacans or out buildings has ever been done.  
Rick and Linda Hudy

## Lauri Feindell

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**From:** business - [REDACTED]  
**Sent:** December 5, 2023 2:47 PM  
**To:** Planning  
**Subject:** property variance permit A 2023.045-DVP

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

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Hello RDOS

This email is in regards to a recent property variance application (A2023.045-DVP) at 75 Blacktail Road, Osoyoos, BC

Although our property is not directly next to this property it is on our street. I have met one of the owners (Byron) and he seems like a nice individual and both my wife and I look forward to having him as a neighbour but we strongly disagree with the proposed property variance for a number of reasons listed below:

- when we purchased our lot in 2020 we signed documents containing a land title act form that indicated we had to meet certain restrictions in order to live in Osoyoos Mountain Estates which included but not limited to the following:
  - dwelling unit size (minimum 1800 square feet)
  - no unsightly piles of lumber, old cars, junk etc
  - no trailer is allowed to be located on a lot unless a residential dwelling is under construction
- it seems this property is already in violation of all these restrictions ( 3 sea cans, 2 trailers, multiple outbuildings, piles of wood etc)
- these current violations along with a tiny home have a potential for property devaluation to the surrounding area
- all current occupied residences (7) on Blacktail Road / Place / Court meet these restrictions and pay taxes accordingly
- we understand that taxes paid are based on overall value of property and dwelling - by allowing a tiny home they will be paying a fraction of the taxes everyone else pays.
- previous building permit for a larger dwelling was granted and remains posted on the gate to the lot. This brings into question the reasoning / rationale for a smaller dwelling to be built for environmental concerns. It appears to be a cost cutting measure more than an environmental concern.

Thank you for listening to our concerns  
Erik and Trudy Flynn

## Lauri Feindell

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**From:** Dale Sheldon <[REDACTED]>  
**Sent:** December 5, 2023 1:06 PM  
**To:** Planning  
**Subject:** Application No. A2023.045-DVP. 75 Blacktail Rd. Concerns

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Hello,

Our home address is [REDACTED] Osoyoos B.C. V0H 1V6

This email serves as our official complaint to state that we **object seriously** to the above application variance submission Application No. A2023.045-DVP. 75 Blacktail Rd.

We are located a few properties away from the variance application address and have witnessed what they have done to their property over the last few years.

They have created an eyesore which is very different from any other place in our subdivision which has created concerns by all of the residents . We, collectively, have filed complaints to you but nothing has been done to effectively change what they are doing as they are going about their plans as before.

We want to raise the following points to support our concerns and objection.

1. Allowing this variance to succeed sets a precedent which would then prompt other potential builders to follow along the same path. Osoyoos Mountain Estates, formerly Regal Ridge, when developed was never intended to have properties like the proposed which is more in keeping to what you would see along Hwy 33 towns. I believe the minimum home size was to 1800 square feet. Having a 535 square foot home is not even close to what the residents to date have built.
2. A property like that will lower the property values of other properties in the subdivision. This is unacceptable and not something we want to see happen. We all have spent considerable time and money building our homes and don't want our value eroded because of this variance.
3. The proposed variance, if accepted, will result in the owners paying much less property tax than the rest of us even though they will enjoy the same benefits from their taxes as the rest of us.

Also, RDOS should enforce the current bylaws regarding C-cans and such. What we see on that property is appalling in terms of the trailers, C-cans and other such objects.

Thank you for your time and consideration in reviewing the impact of the above application variance.

Regards,

Dale and Carol Sheldon  
[REDACTED]

Sent from my iPad Pro 11