

Board date - May 6, 2021

AGENDA ITEM 2

C.B.A. BYLAW 2461.15

REPRESENTATIONS

**From:** Marvin Kushnerik  
**To:** Planning  
**Subject:** rezoning 8475 Summerland / Princeton Rd  
**Date:** May 3, 2021 1:57:31 PM

---

The landowners in the area live here for a reason - we value our space - people who want to subdivide for personal gain should move back to town where they can have close neighbours.. The area has multiple dry wells drilled and those with some water are very limited GPH - we don't need anymore wells sucking out of our aquifer . Not that our comments mean anything - just presenting the facts

---

**From:** [S & J Norie](#)  
**To:** [Riley Gettens](#)  
**Cc:** [Christopher Garrish](#)  
**Subject:** Re-zoning application for 8475 Princeton-Summerland Road  
**Date:** May 4, 2021 9:26:08 PM

---

These comments are provided in lieu of participating in the Public Hearing planned for May 6, 2021.

It is our understanding that the purpose of this re-zoning application is to facilitate subdivision that would allow development of 2 single family homes on the property in addition to the one which already exists. As 23 year residents on our property to the west of the subject site we are acutely aware that water resources in the area are not limitless and may operate with natural constraints. Our private well has been able to satisfy our household needs alone, and only at a mere 3/4 gpm, so any significant change to the aquifer could have a negative impact. Allowing landowners in our area to subdivide and therefore put more demand on finite water resources is a bad idea and we cannot support the application. We are also concerned that should too much demand be put on underground water in the area, we might become subject to water shortages and/or sinkholes, as in other parts of the world.

To our knowledge, similar applications in the past have been denied and we believe the same decision should be made for this property.

Sincerely,  
Jack and Susan Norie

**Lauri Feindell**

---

**Subject:** FW: Feedback form

From: Laura Dean

Date: Friday, April 23, 2021 at 7:39 AM

To: Riley Gettens RDOS Okanagan Lake West Rural Summerland <[rgettens@rdos.bc.ca](mailto:rgettens@rdos.bc.ca)>

Subject: Re: 8475 Princeton-Summerland Road

Good morning Riley,

Thank you very much for reaching out to us regarding the zoning application in our area.

Our family is familiar with the property involved in the application. Family friends lived in that residence for a number of years. They loved the house and the rural environment for their active children. The biggest challenge they experienced was due to the very low well water yield. They were unable to water their small garden and do laundry at the same time. They were unable to irrigate their lawn or pastures. With this in mind, we are curious as to the developer's plan on providing sustainable water to two additional households.

We are also familiar with the water challenges at the property to the south. How will that neighbor's water supply be impacted? Was a hydrological study conducted on the water supply for the subdivision and the impact that two additional water users would have to current residents? Have test wells been drilled?

That area has always been "dry" and the idea of adding more stress/demand to the water withdrawal could prove to be a very poor decision in the long run.

Respectfully submitted,

Laura Dean

This letter is with the concern to subdivision off property 8475 Princeton-Summerland Rd.

#### No.1

This division don't supports the "OFFICIAL COMMUNITY PLAN BYLAW No 2790, 2018" of Area F under section 11.1 Residential:

There are three residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

The owner is asking to rezone from Small Holdings to Two (SH2) to Small Holdings Tree (SH3) in order to allow creation of two new lots, this property is not part of the Folder water and sewage system, which means two extra wells and two extra septic field.

the OCP bylaw under the section 10.2 Objectives;

Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.

- .2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

#### No.2

This property and the property beside, with entry from Deans Road had in the past water problem and still have problem with the water. I think you should consider to ask for prove of water source bevor even consider application, and the impact as is under the the section 1.4.3

.3 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.

#### No.3

I'm small/large holding property, living in area F, that means I could apply as well for subdivision and so many others in this area .... ! What I'm trying to say you are opening door to many problems and you can't say yes to one and no to others. A specially as you look in the past, the is 3 big properties and one of them is a large holdings and is not in agriculture land, they would like to divide init two only, which will be each property at least 7 acres, and they ware not allowed... haw you will explain that and I have no doubt that you will get more applications after this approval.

The RDOS have created new OCP Bylaw with goals to protect the groundwater supply and consumption, take measures to enviromental protection, such es water sustainability and fire hazard.

I think the RDOS have to take all those to consideration.

With best regards  
Yvonne heinzinger



## Lauri Feindell

---

**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** March 31, 2021 3:25 PM  
**To:** Planning  
**Subject:** Princeton Summerland Rd, 8475, RDOS (F2021.002-ZONE)

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](mailto:FBCLands@fortisbc.com)



*This email and any files transmitted with it, are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the original recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you receive this email in error, please notify the sender immediately.*

---

This email was sent to you by FortisBC\*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing [unsubscribe@fortisbc.com](mailto:unsubscribe@fortisbc.com).

\*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

This e-mail is the property of FortisBC and may contain confidential material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. FortisBC does not accept liability for any errors or omissions which arise as a result of e-mail transmission. If you are not the intended recipient, please contact the sender immediately and delete all copies of the message including removal from your hard drive. Thank you.



April 1, 2021

Rushi Gadoya  
Regional District of Okanagan-Similkameen  
101 Martin Street  
Penticton, BC V2A 5J9

Dear Rushi Gadoya,

**RE. File Number: F2021.002-ZONE**

---

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

However, should you have further concerns, you are welcome to contact me directly at 250-549-5758.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Rimell".

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)  
Environmental Health Officer  
Healthy Communities Team