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MAR 07 2023

REGIONAL DISTRICT OF
NORTH OKANAGAN

March 3, 2023

Regional District of North Okanagan
Attn: Heather Shannon, Planner

Re Nodding Hill - file 17-0076-C-OR

I would like to thank the RDNO for being diligent in reviewing all the relevant information with regards to the above proposed development. Both staff and elected officials have a challenging job and I appreciate your dedication to trying to come to the right decision.

With regards to the above development I strongly disagree with it proceeding.

The Official Community Plan states very clearly that any development approved for Small Holdings must have a community water system, not wells. I believe that any material change to an OCP such should be driven by long range planning by the RDNO and not by a specific developer. In other words the good of the community should rule over the good of an individual. The Phase 2 Groundwater Study is very comprehensive. It states that the supply potential of bedrock Aquifer 351 is limited. It goes on to say that additional groundwater monitoring be conducted before the RDNO considers new developments.

I realize that it appears there is ample water available with the wells that have been drilled but with higher density the OCP makes it clear that wells are not suitable. In fact the Staff Report of June 24, 2019 states that a community water system must be provided.

It has been noted in the current staff report that the original proposal was for 44 lots. If the current 10 lot project is approved it should be clearly stated that there will be no further development allowed until a community (potable) water supply can be used. Under no circumstances should there be any possibility of 44 wells.

It should also be noted that Figure 4 of the Western Water Report which outlines the 10 lots for the proposed development is showing 17 lots in total including the remainders which is 1 more lot than was proposed in an earlier submission.

With regards to either lot 16 or 17 depending on which plan is being reviewed I would like to know what is planned for this 7.52 ha remainder. The applicant had Valley Blasting on site for a month last year. They were blasting bedrock very close to my western property line between lot 13 and 16/17. Blasting was so close that pieces of rock were landing on my property. When I asked the applicant what he was doing he advised me that he was building a road. I would like to know how this new road relates to the road he is showing on the lot layout and where this new road is going.

I would also like to state that as a result of this blasting the dugout on my property was drained. This dugout is filled by the ephemeral creek running through the area.

As stated above I strongly oppose this application

Respectfully submitted
Peter and Terry Leggat
7788 Clearview Rd
Vernon BC
V1B3N4



ANDREW & CAROLYNN SIZER

7940 Keddleston Road | [REDACTED]

7th March 2023

Heather Shannon
Regional District of North Okanagan

Re: Nodding Hill 17-0076-C-OR

I would respectfully like to submit the following thoughts on the above proposed development.

Firstly, since we moved to Vernon overall I feel the general speed and extent of development is sadly to the detriment to both the city and surrounding areas. It is disheartening to see development after development being rubber stamped with little consideration to what future generations will have to live with, namely the featureless concrete boxes we see on the junction of Silver Star Road and PV road, by the old Canadian Tire on 27th, and most recently on 34th Street opposite Anderson Way. Concrete certainly does have its place, but in my opinion, not on the entrance to a Provincial Park.

To concentrate on the specific application, I refer you to the supplied Subject Property Map. It has come to my attention this also have been amended again, with a proposed 17 lots, not 16. This is illustrative of how this entire development has proceeded so far, to which I am strongly against.

I understand the developer has sunk a number of wells, around 18, and although the data submitted demonstrates the capacity to supply water to satisfy the criteria, it also proves the inconsistency of the mountain. Our own property has had, in the past, a number of wells drilled, as they have over time failed to continue to provide sufficient water to a single dwelling. I would urge you to take this fact into consideration, as although the developer has provided you data, I am certain this will most definitely change again over time. I have the luxury of plenty of acreage to re-drill if required, if you only have a couple of acres to work with, this might not be so easy.

The foothills and blackcomb continue to expand at pace, so does SilverStar resort itself. The loss of habitat and general disturbance to wildlife on the mountain is also another consideration. The western side of my property which borders most of the development remains a wilderness, for which I am happy to say provides a refuge for many wild animals. They for the most part are left undisturbed. I think it is extremely important to leave a number of corridors like this on the mountain, so we can peacefully co-exist with them.

I do have concerns for trespassing, and although I am against fencing in general as it disrupts the flow of wild animals, I do not wish to see unauthorized trespassing on my property. In this matter, I hope should you pass this development, you will insist the developer provide a chain

link fence, of at least 6' in height, on the entire east side of the development at their expense, to prevent or at least discourage this from occurring.

My other major concern is by passing this development, it is basically giving 17 more chances of a wildfire directly below us. We do not have any fire hydrants nearby on Keddleston, nor do you have on McClennan. The Fire Service therefore have limited resources to contain any outbreak, so we are left with the efforts from the air, that's about it.

I am also aware the developer has made a considerable effort to blast the bedrock outside the area of on the plan you provided, presumably to start another road, so I have to assume you are perhaps not in the possession of the full long term plan. I would encourage you to look into that further before any decision is made.

Sincerely,

Andrew & Carolynn Sizer

From: [Danica Kimberley](#)
To: [RDNO Public Hearing](#)
Subject: FW: Webform submission from: Contact Us > Content rows
Date: Wednesday, March 8, 2023 9:26:44 AM

From: no-reply@upanupstudios.com [<mailto:no-reply@upanupstudios.com>]

Sent: Tuesday, March 7, 2023 5:57 PM

To: RDNO Info <info@rdno.ca>

Subject: Webform submission from: Contact Us > Content rows

***** External Email - Use Caution*****

Submitted on Tue, 03/07/2023 - 17:57

Submitted by: Anonymous

Submitted values are:

Name

Hilde Hirschhorn

Email

[REDACTED]

Phone

[REDACTED]

Subject

Public Hearing Thursday March 9th, 2023 at 2:00pm

Comments

Today I received a hand-delivered notice informing me of a large development (potentially 54 lots) planned for the McLennan Road and Mountridge Place areas. Although I do not presently receive water to our property via a well, (as a child growing up on our property, we had 2 wells) I am very much AGAINST this large expansion of housing in an area where the supply potential of bedrock Aquifer is already limited. Additionally, each of these lots will require septic tanks, and we all know what flows downhill!! The Okanagan area is 'semi-desert' and it makes no sense to me to keep pushing large developments in sensitive, forested areas that are already in drought-like conditions. In recent years, we've seen unprecedented forest fires, and expansive developments such as this one seems ludicrous as it will put great stress on the Aquifer and negatively affect the entire environment. I have lived in the BX area for more than 60 years, and I weep at how rapidly it is being destroyed and the things that once made it special and unique are quickly disappearing. Please DO NOT allow this development to go ahead!!.....Hilde Hirschhorn...6979 Herry Road, Vernon BC

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From: [Gaetan Effray](#)
To: [RDNO Public Hearing](#)
Cc: [Heather Shannon](#)
Subject: Written Submission regarding Zoning amendment bylaw #2771 and 2772
Date: Wednesday, March 8, 2023 7:34:42 PM

*** External Email - Use Caution***

I am writing on behalf of my partner, Teri Wynn, and myself, Gaetan Effray. We are currently renting out our property at 7755 McLennan Road. We just received a letter from the RDNO of the above proposed amendments. Please excuse some of my queries that may have been answered in a reports that were quite overwhelming to us. We purchased at 7755 in 2002 and were told by several water drillers and residents at the time that water was not a sure thing on this hillside. We later met an individual on Keddleston Road (approx 700m north on same hillside) that could not get an occupancy permit for a newly built home because they could not prove water and having it trucked in was not acceptable. Our worries are based on our assumptions that 16 new wells or one common well will be drilled to provide adequate water for 16 new homeowners. We are absentee landlords but hope to retire on the portion of the lot that we recently subdivided that touches on the northeast corner (proposed lot 9). Our house well at 7755 is able to sustain a household only through the use of a cistern that replenishes at night as it struggles to remain full during daily house demands. Given these reports, and the history of scarcity of water in this area, is it reasonable to speculate that well drilling to provide adequate household water for 16 new properties when there are currently only two will not impact the current residents? Otherwise, will the current residents be entitled to some form of compensation (without litigation) if our wells become less able to provide enough water and subsequently require some of us to begin the journey of exploring (with an expensive drilling rig) for water that was adequate before this expansion but is no longer sustainable?

It is frustrating to receive a letter dated February 24 and mailed sometime after that regarding a hearing that references hundreds of pages of reports regarding water that is happening in **less than 2 weeks**.

Without training in this area these reports are - to say the least - overwhelming! And we are left in some doubt as to whether or not all reports on water in this area are being included as we understood at one time there was a report that concluded there was NOT enough water to sustain larger developments.

What we want to know from the Regional District is whether or not they are convinced the water volume current property owners like us in the area will not be affected. Is the Regional District ensuring their assessment of this issue is taking our interests into account?

Sincerely,
Gaetan Effray and Teri Wynn

From: [Rick Gosselin](#)
To: [RDNO Public Hearing](#)
Subject: 16 lots at 7505,7601,7605 McLennan Road
Date: Thursday, March 9, 2023 7:33:47 AM

*** External Email - Use Caution ***

To whom it may concern,

Regarding the public hearing on Thursday March 9th at 2:00 pm I am unable to attend in person but wanted to register my concern with regards to groundwater supply and road maintenance/upgrade.

- I have concerns with our water supply with the addition of 16 new wells and potentially another 54 in the future.
 - a. Who is responsible if the wells dry up in our immediate area due to excessive pressure on ground water?
- McLennan Rd needs repair. Asphalt deterioration (potholes) and lack of maintenance to roadside ditches & brush encroachment.
 - a. McLennan Rd is becoming unsafe with the additional volume of traffic and needs to be repaired/upgraded.

Thanks for your attention to this matter.

Rick & Nick Gosselin
7444 McLennan Rd
Vernon, BC
250-308-6835

From: [Carl Peter](#)
To: [RDNO Public Hearing](#)
Subject: Nodding Hill Development
Date: Thursday, March 9, 2023 10:07:17 AM

*** External Email - Use Caution***

In regard to the Nodding Hill Development:

We own the property directly to the SW and W of the property concerned, Lot 6, Plan 3288. We do question the smaller lot size when we were told we could have a minimum of 5 acre parcels if we were to subdivide. Also wondering about the impact on our well. We have not heard the results of the study.

That said, we will not oppose this development provided the developer install page wire fencing with one line of barbed wire at the top, along our NE and E borders that join his property and include no trespassing signage at the legal intervals. Also a private driveway, no public access sign where our access road comes off McLennan Rd.

Carl and Gail Peter

From: [KIRK HUGHES](#)
To: [RDNO Public Hearing](#)
Subject: BYLAWS 2771 and 2772
Date: Thursday, March 9, 2023 10:36:04 AM

*** External Email - Use Caution***

I'm writing to voice our opposition to the OCP and Zoning changes proposed by these bylaws. My wife and I own property along Hwy 97 below the subject properties. We feel there has not been adequate consideration of septic or wastewater treatment capacity for the additional lots proposed. Maybe I've missed it but I don't see anything in the agenda notes. As the RDNO Board knows, we are waiting for the completion of the wastewater treatment plant for the Swan Lake corridor and beyond. I think any potential increase in wastewater or septic needs in this area must be addressed with consideration to the same factors that have gone into the development of the plans for the wastewater plant. We must reduce the potential impacts of increased septic fields in the area and look to potential connection to the new system once completed. I think any changes to the OCP or Zoning of these properties should be delayed until the wastewater plant and system are completed. In terms of water supply, the current studies and technical reports basically speak to meeting the current guidelines and essentially managing water to the minimum standard with a phased in approach. It's kind of a wait and see approach in my opinion and as most homeowners in the Keddleston area can attest too, water will continue to be a precious commodity in the area.

Kirk and Vicki Hughes

Sent from my iPad