

## MEMORANDUM

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Wednesday, October 27, 2021

TO: Chrissy James, Intern Architect, Dialogue Design  
FROM: Blake Lawson, P.Eng, Civil Engineer, Lawson Engineering Ltd.

**SUBJECT: Okanagan Gondola Site Servicing Concept**

Dear Ms. Chrissy James,

Lawson Engineering Ltd. (LEL) has been retained by Paul Deutsch (client) to assist with the civil engineering requirements for the proposed Okanagan Gondola located on the west side of Highway 97 just north of the mine, across from Kalamalka Lake in the Regional District of North Okanagan (RDNO) (project area). The project area is legally described as Part N ½ Section 36, Township 14, Osoyoos Division of Yale Land District, Except Plan B826 37599 H823 (PID – 013-561-235). The proposed Okanagan Gondola design is currently comprised of a gondola, ziplines, mountain bike and hiking trails, a concession area / restaurant, a light show area and associated access road and parking development.

The project site falls within the boundaries of the North Okanagan Regional District. The existing zoning of the site is Large Holdings, which allows for agricultural and other complementary uses, but precludes the majority of the proposed development uses. The developer and their design team are there for seeking the rezoning of this project, to better align with the primary intended uses. One element of the *RDNO Application for Zoning Amendment* is to provide comment on the proposed services. LEL has been asked to briefly describe the initial high level proposed servicing for this development:

1. Road Access – The existing roadway, Beal Road, is intended to be utilized for site access to reduce the overall footprint of the development and the impact on adjacent landscapes.
2. Water Supply – It is the current intent of the developer to supply this development with a private onsite water system. The details of this system will be dependent on future studies and availability of potable water. It is our understanding that the developer has engaged the services of a qualified professional to understand the availability and quality of potential onsite water sources.
3. Sewage Disposal – It is the current intent of the developer to provide this development with private onsite wastewater disposal systems. These systems may be independent for each individual building (or physical area). The details and constraints of these systems will be dependent on future studies and availability adequate areas for onsite sewage disposal. It is our understanding that the developer has engaged the services of a qualified professional to understand the availability and adequacy of this site to accept onsite sewage disposal.
4. Hydro – Hydro servicing is expected to be provided to this development. BC Hydro will be engaged to provide the detailed design for this service; however, from a desktop review BC Hydro aerial servicing is available at the intersection of Beal Road and Bailey Road.



5. Telephone – Telecommunication servicing is expected to be provided to this development. Telecommunication (Shaw and/or Telus) will be engaged to provide the detailed design for this service; however, from a desktop review telecommunications aerial servicing is available at the intersection of Beal Road and Bailey Road.
6. School Bus Service – As this development will not include a residential component, school bus service will not be considered.

As noted, this memorandum is intended to highlight the intent for site servicing and site access at an initial high level. LEL notes that further studies and detailed review will be required to develop the final site servicing concepts. It is our understanding that these studies have been engaged by the developer, and once complete, LEL will assist to develop the servicing strategies further.

If you have any questions or concerns, please feel free to contact the undersigned.

Best Regards,

Lawson Engineering Ltd.

Blake Lawson, P.Eng

Project Engineer

[blawson@lawsonengineering.ca](mailto:blawson@lawsonengineering.ca)