

Archived: Tuesday, October 3, 2023 11:23:41 AM
From: [Schissler, Kevin](#)
Sent: Wednesday, September 27, 2023 8:34:07 AM
To: [RDNO Public Hearing](#)
Subject: Re: Okanagan Gondola Public Hearing October 5, 2023.
Sensitivity: Normal

*** External Email - Use Caution***

Good morning.

As I am not aware of all of the details surrounding this initiative I would like to express a concern or potential concern. Traffic in and around Bailey Road and Highway 97 is already very busy additional traffic would add to this concern. I would hope that this is addressed with the development resulting in the construction of an overpass.

Regards.

Kevin Schissler
[REDACTED]

On Tue, Sep 19, 2023 at 10:33 AM Schissler, Kevin <[REDACTED]> wrote:

136 Whitetail Close
Vernon, BC
V1H2L7

Kevin Schissler
[REDACTED]

On Tue, Sep 19, 2023 at 10:32 AM RDNO Public Hearing <PublicHearing@rdno.ca> wrote:

Thank you for your written submission Kevin, could you please provide your civic address for our records?

Your submission will be provided to the Directors in advance of the Delegated Public Hearing on October 5, 2023 at 2:00 pm, and will form part of the agenda package available to the public. At the meeting, staff will summarize your comments and you will have an opportunity to speak to your written submission if you would like.

Kind regards,

From: Schiessler, Kevin [mailto: [REDACTED]]
Sent: Sunday, September 17, 2023 8:49 AM
To: RDNO Public Hearing <PublicHearing@rdno.ca>
Cc: wilson@ridgenorthamerica.ca; Matt Rollins <rollins@ridgenorthamerica.ca>
Subject: Okanagan Gondola Public Hearing October 5, 2023.

*** External Email - Use Caution***

To whom it may concern,

I and my wife Rhonda Schiessler are in favor of this project and request that the council approve it.

Regards

Kevin Schiessler

C.E.O. & Chairman

[REDACTED]

[REDACTED]

NOTICE: This email transmission and its content may contain information that is confidential and/or legally privileged. The information transmitted is intended only for the person or entity to which it is addressed. If you receive this transmission in error, please immediately notify the sender by reply email and destroy the original transmission and its attachments without reading or saving in any manner.

To the Regional District North Okanagan,

As a property owner at Predator Ridge at 144 Whitetail close, I am writing to express my support for the Okanagan Gondola Project on Highway 97 and Baily Road.

The Commonage area has seen consistent growth in its resident base particularly over the last 10 years and the Gondola project alongside Predator Ridge, and the O'Rourke Estate Winery will have significant positive economic impact to the region by way of employment, tax revenue and tourism spend.

This project will also provide additional outdoor activities for people of all ages for the residents of Vernon and visitors while still being a light footprint on the environment.

I urge you to please consider this project and the positive impacts it will bring to our community.

Sincerely,

Elaine Weatherill

[REDACTED]

[REDACTED]



Ted Treller, BA(Hons), M.A., Partner
Lochaven Management Consultants Ltd.
70 Lochaven Court, Coldstream British Columbia V1B2G9
Email: ted@lochavenmanagement.com Tel: 1 250 545 4445

September 24, 2023

**To: Regional District of the North Okanagan
publichearing@RDNO.ca**

**RE: Letter of Support - Okanagan Gondola Project
Okanagan Gondola Public Hearing October 5, 2023 @ 2pm**

I am writing to express my support for the Okanagan Gondola Project. As a long term member of the community with a sincere interest in local development and broad expertise in facilitating regional economic development, I firmly believe that this endeavor will not only enhance our local economy but do so in a way that pays full attention to key environmental priorities. Added multiple benefits in respect to providing additional outdoor recreational opportunities will further serve to showcase our Okanagan Valley as an amazing place to live, visit and invest.

I see specific regional value in the following characteristics of the proposed project:

- 1) The creation of over 200 jobs during construction and 200+ full and part-time positions once operational.
- 2) A projected \$25 million in tax revenue over the next five years.
- 3) An estimated \$100 million boost in tourism spending.
- 4) A firm commitment to the environment and environmentally responsible development. By way of example the decision to preserve nearly 98% of the non-environmentally sensitive land for eco-friendly users while carefully developing only 2% demonstrates a commendable dedication to eco-friendly practices.

Tourism is an especially important industry to the life and vitality of the North Okanagan. Industry challenges arising pursuant to the pandemic, area wildfires, and rapidly rising costs suggest that the

outlook will continue to be challenging. A new investment in the industry, especially one that offers significant synergies with other key players, should be encouraged and welcomed.

In light of these very real contributions to our North Okanagan and the Okanagan Valley as a whole, I wholeheartedly support the Okanagan Gondola Project and encourage its progression to the next stage of development. I look forward to witnessing the positive transformations it will bring to our region.

Thank you for considering my endorsement of this important initiative. Please do not hesitate to reach out if you require any further information or assistance.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'G. Treller', written in a cursive style.

George Edward (Ted) Treller
Lochaven Management Consultants Ltd.

cc. Matt Rollins, Vice President Investor Relations
rollins@ridgenorthamerica.ca



September, 26th 2023

**Kunal Chander COO BeanToCup Coffeehouse and Roasters
1039 Mt. Fosthall Dr.
Vernon BC, V1B2W2**

RE: Letter of Support – Okanagan Gondola Project

To The Regional District of North Okanagan,

I am writing to express my support of the Okanagan Gondola Project at Bailey Road and Highway 97 in Vernon, British Columbia.

This project will positively impact the tourism sector of our region. An aspect we rely on for our businesses, bringing more attention to the Okanagan and to all the great amenities we have here. Further providing an excellent family outing experience with the potential to attract the world's audiences.

Thank you for considering my endorsement of this project that will undoubtedly bring attraction to our region. I couldn't be more excited to see our region grow with tourism and see a positive economic impact on businesses. Please reach out should you require any further discussion regarding my support.

Sincerely,

Kunal Chander

Archived: Tuesday, October 3, 2023 11:27:20 AM

From: [Linda Ball](#)

Sent: Tuesday, September 26, 2023 11:46:37 AM

To: [RDNO Public Hearing](#)

Subject: Re: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B"; This letter is your official notification that a Delegated...

Sensitivity: Normal

*** External Email - Use Caution***

Re: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B" This letter is your official notification that a Delegated Public Hearing covering Official Community

To whom it may concern,

My name is Linda Ball and I am a resident of Predator Ridge. I am very much in favour of the proposed Gondola Project and associated facilities and amenities. I feel we are bringing a world class family recreation area to Vernon and surrounding areas. I look forward to utilizing the new venue in many ways whether for grandchildren, markets, restaurants and just enjoying the views.

I do not feel concerns of residents at Predator Ridge regarding site lines are realistic. I do not believe anyone on the gondola property will be interfering with our special place here at Predator Ridge.

Traffic concerns regarding the intersection of Highway 97 and Bailey Road have already been identified and should be addressed regardless of this proposal.

I hope the bylaw changes and the project are approved in a timely manner.

Thank you for your consideration of this wonderful project.

Linda Ball
654 Falcon Point Way
Vernon BC
V1H 2H7

Linda Ball

654 Falcon Point Way, Vernon BC V1H 2H7

Archived: Tuesday, October 3, 2023 11:28:03 AM

From: [Gord Ball](#)

Sent: Wednesday, September 27, 2023 2:03:56 PM

To: [RDNO Public Hearing](#)

Subject: Re: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B"; This letter is your official notification that a Delegated...

Sensitivity: Normal

*** External Email - Use Caution***

My address is 654 Falcon Point Way, Vernon, BC V1H 2H7

Thanks

Gord

On Wed, Sep 27, 2023 at 1:08 PM RDNO Public Hearing <PublicHearing@rdno.ca> wrote:

I confirm receipt of your written submission, could you please provide your civic address for the record?

Your submission will be provided to the Directors in advance of the Delegated Public Hearing on October 5, 2023 at 2:00 pm, and will form part of the agenda package available to the public. At the meeting, staff will summarize your comments and you will have an opportunity to speak to your written submission if you would like.

Kind regards,

Danica Kimberley | Executive Assistant, Planning and Building | **Regional District of North Okanagan** | 9848 Aberdeen Road Coldstream BC V1B 2K9 |

P 250.550.3708 | **F** 250.550.3701 | **Toll Free** 1.855.650-3700 | **E** danica.kimberley@rdno.ca | **W** www.rdno.ca

From: Gord Ball [REDACTED]

Sent: Wednesday, September 27, 2023 12:12 PM

To: RDNO Public Hearing <PublicHearing@rdno.ca>

Subject: Re: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B" This letter is your official notification that a Delegated...

To Whom It May Concern:

My name is Gordon Ball, and I am a resident of Predator Ridge. Several months ago, I attended an open house at Predator Ridge at which the developers of this proposed Gondola Project voluntarily presented their conceptual plans. I have also visited the Golden Skybridge which was developed by the same group, and was favourably impressed.

I am very much in support of the proposed Gondola project together with its associated facilities and amenities. I believe this will be a positive addition to recreation and tourism in Vernon and the surrounding areas.

I listened to a very few residents voice concerns over proximity and sightlines to some areas at Predator Ridge, and I feel these concerns are unwarranted. The distances and terrain involved will ensure continued privacy for residents.

I believe there is a potential issue with the intersection of Bailey Road and Hwy 97, however, this intersection is already a problem for traffic coming from the south turning onto Bailey road and also for exiting Bailey road heading north. I believe this issue needs to be addressed regardless of the Gondola Project, and should be done before a major accident occurs.

I support approval of this project in a timely manner.

Thank You

Gordon Ball

Archived: Tuesday, October 3, 2023 11:28:31 AM
From: [Ken and Kathy Coverly](#)
Sent: Wednesday, September 27, 2023 12:52:07 PM
To: [RDNO Public Hearing](#)
Subject: Re: Gondola proposal
Sensitivity: Normal
Archived: Tuesday, October 3, 2023 11:28:31 AM

*** External Email - Use Caution***

159 Longspoon dr ,
Vernon
V1H2H6
Sent from my iPad

> On Sep 27, 2023, at 11:17 AM, RDNO Public Hearing <PublicHearing@rdno.ca> wrote:
>
> I confirm receipt of your written submission, could you please provide your civic address for the record?
>
> Your submission will be provided to the Directors in advance of the Delegated Public Hearing on October 5, 2023 at 2:00 pm, and will form part of the agenda package available to the public. At the meeting, staff will summarize your comments and you will have an opportunity to speak to your written submission if you would like.
>
> Kind regards,
>
> Danica Kimberley | Executive Assistant, Planning and Building | Regional District of North Okanagan |
9848 Aberdeen Road Coldstream BC V1B 2K9 |
> P 250.550.3708 | F 250.550.3701 | Toll Free 1.855.650-3700 | E danica.kimberley@rdno.ca | W
www.rdno.ca
>
> -----Original Message-----
> From: Ken and Kathy Coverly [redacted]
> Sent: Tuesday, September 26, 2023 12:52 PM
> To: RDNO Public Hearing <PublicHearing@rdno.ca>
> Subject: Gondola proposal
>
> *** External Email - Use Caution***
>
> If this is developed there absolutely must be a traffic light at the intersection. This intersection is very dangerous .
There have been several deaths over the years.
> Sent from my iPad

Archived: Tuesday, October 3, 2023 11:29:31 AM

From: [WJ Giffin](#)

Sent: Wednesday, September 27, 2023 9:14:54 AM

To: [RDNO Public Hearing](#)

Subject: Public Notice - Delegated Public Hearing: Bylaw Nos 2926 and 2927, Highway 97, Electoral Area "B" (Okanagan Gondola)

Sensitivity: Normal

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

Re: Public Notice - Delegated Public Hearing: Bylaw Nos 2926 and 2927, Highway 97, Electoral Area "B" (Okanagan Gondola)

I will not be in the area during this hearing so I wanted to get my comments out there prior to the hearing.

I have several concerns that I would appreciate being updated on or more clarification would be required:

1. Outdoor Entertainment - Limited to Light shows areas, plazas and amphitheaters. In Predator Ridge, we currently enjoy an environment of little to no light pollution during night time hours. What regulations and / or rules are going to be put into place to minimize this effect if the project is approved?
2. Will there be a restriction placed upon the operating hours of this proposed project if it becomes operational?
3. How much vehicle parking is being allocated on the 100 ha of land?
4. Are they planning for employee housing on this land
5. I'm concerned as to where this operation is going to get its employees from to work this proposed business? Previously and currently, Predator Ridge, Sparking Hill and other business venues are having an extremely difficult time hiring employees. My concern is that if the City of Vernon approves the land use change based upon it's current format, will a future change be submitted due to a claim of lack of employees and "Prompt" the next change to creating residential housing project with the land change. I'm always concerned about the "BAIT AND SWITCH" approach.

Thank you

Regards:

Wade J. Giffin

678 Havencrest Crt
Vernon, BC, V1H 2L9

To Whom It May Concern,

Re: The Okanagan Gondola Project

We wish to express our written support for this project as we are unable to attend the Public Hearing in person on October 5th.

It is our belief that this project will be a benefit to the Okanagan Valley in so many ways. The addition of outdoor activities that are suitable for those of all ages and capabilities is a very welcome thought and being able to enjoy those activities in all of the beauty that surrounds us here in the valley is even better. What a great way to preserve the splendor that this area of our valley has to offer and to provide opportunities for visitors to learn about this area! This is something that will be enjoyed by locals and tourists alike for many, many years to come.

The impact of the economic value of this development is also something that cannot be overlooked. Visitors to our valley spend their money on so many other things when they arrive here – giving them just another reason to be here that compliments the many, many other events and happenings that our valley has to offer is a boost to the economies in communities throughout the valley. The construction and ongoing operational jobs that a project of this nature will provide has a large economic impact that cannot be ignored as well. From our understanding of the scope of this project, there will be other local retail, dining and event revenue spin-offs that will have a positive impact on many other sectors too.

This can truly become a place to come and spend the day exploring and enjoying all that a destination of this scope can offer!

Let's make this one more WORLD-CLASS DESTINATION ADVENTURE that we here in the Okanagan can become known for... we're not just a wine, golf, sun and skiing locale – we do ADVENTURE too!!

Respectfully,

John Kohn

Sharlene Quinn

Archived: Tuesday, October 3, 2023 11:31:25 AM
From: [Brady Whittaker](#)
Sent: Thursday, September 28, 2023 4:20:35 PM
To: [RDNO Public Hearing](#)
Subject: Okanagan Gondola Public Hearing October 5, 2023
Sensitivity: Normal

*** External Email - Use Caution***

RDNO Board of Directors,

I am a resident of the City of Vernon and reside in the Predator Ridge community.

Please accept this letter as my written submission in support of the proposed Gondola project as submitted by Ridge North America.

I believe the project will have a positive economic impact on our region and the Okanagan Valley through employment and tourism.

Furthermore, the project should benefit our region by supplying additional recreation activities for local families.

The proposed project has considered the residents of Predator Ridge and the surrounding area and specifically the sustainable development as it relates to social, environmental and economic impacts to the area.

The Regional District of North Okanagan should proceed with approval for this project and set a standard that will encourage responsible development of lands today and into the future.

Respectfully,

Brady Whittaker
688 Birdie Lake Place
Vernon BC V1H 2L3
[REDACTED]

Archived: Tuesday, October 3, 2023 11:32:04 AM

From: [Jane Toppozini](#)

Sent: Monday, October 2, 2023 1:52:31 PM

To: [RDNO Public Hearing](#)

Subject: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B" This letter is your official notification that a Delegated Pub...

Sensitivity: Normal

Archived: Tuesday, October 3, 2023 11:32:04 AM

*** External Email - Use Caution***

Re: OCP / Rezoning Application for the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B" This letter is your official notification that a Delegated Public Hearing covering Official Community

To whom it may concern:

My name is Jane Toppozini and I am a resident of Predator Ridge. I am very much in favour of the proposed Gondola Project and associated facilities and amenities. I feel we are bringing a world class family recreation area to Vernon and surrounding areas. I look forward to utilizing the new venue in many ways whether for grandchildren, markets, restaurants and just enjoying the views.

I do not believe anyone on the gondola property will be interfering with our special place here at Predator Ridge.

However we have a major concerns over the increased volume of traffic that will then utilize the intersection of Highway 97 and Bailey Road. This has been a major concern for many residents at Predator Ridge, many whom have experienced near miss accidents at this intersection. I feel strongly that RDNO, local residents, and residents of Predator Ridge should work together to ensure the public safety issues with that intersection are addressed regardless of this proposal.

I hope the bylaw changes and the project are approved in a timely manner.

Thank you for your consideration of this wonderful project.

Regards,
Jane Toppozini
390 Falcon Point Way
Predator Ridge
Vernon, Bc.

Archived: Tuesday, October 3, 2023 11:32:41 AM
From: [Arrowleaf Properties, Andrew Kurbis](#)
Sent: Monday, October 2, 2023 1:59:04 PM
To: [RDNO Public Hearing](#)
Subject: Okanagan Gondola Public Hearing October 5, 2023
Sensitivity: Normal

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

Dear Members of the RDNO,

As a longtime local resident of Coldstream and a family of 6, I'm writing to express my wholehearted support for The Gondola project, as proposed by Ridge North America. I'm confident the project will significantly benefit the North Okanagan in the following ways:

1. The Gondola's anticipated economic contributions, from job creation to tax revenue and tourism inflow, are commendable and promise substantial benefits for our region. The influx of visitors to is likely to invigorate local businesses, bringing much needed prosperity to the North Okanagan's commercial landscape.
2. I'm encouraged by the project's minimal environmental footprint, ensuring that most of the vast 290 acres remains natural and untouched.
3. The Gondola aims to provide diverse outdoor activities, making it an inclusive destination for all ages and physical abilities.
4. The Gondola can represent more than tourism; it can celebrate the essence of Okanagan Valley with its emphasis on local markets, music, and culinary experiences.
5. Embracing the region's Indigenous history, the project can pave the way for invaluable cultural exchanges and shared experiences.
6. Partnerships with local institutions can foster an environment of learning and exploration at The Gondola.

Looking at what The Gondola will offer, I can't help but get excited about the vibrant energy it'll bring to Vernon and the broader Okanagan region. Let's make this vision a reality!

Regards,

Andrew Kurbis

13530 Westkal Rd.
Coldstream, BC

October 3, 2023

To Chair and Members – Electoral Area Advisory Committee

Regional District of North Okanagan

Subject: Okanagan Gondola Ltd. project – west of Highway 97, south of Bailey Road – change of Official Community Plan (OCP) land use designation and rezoning. (Part N ½ Sec 36 Twp 14 ODYD District 41, Except B826, 37599 & H823)

We are writing on behalf of the North Okanagan Naturalists' Club (NONC) and its members to express our strong opposition to the gondola and related amenities proposed for the site noted above.

Our reasons for taking this position are numerous and begin with the Ecoscape Environmental Consultants report dated September 15, 2021, which forms a part of the original OCP/rezoning application. Tables 2, 3 and 4 on pages 4 and 5 of this report clearly identify blue and red-listed species-at-risk. Red-listed species are the 'Trembling Aspen, Common Snowberry and Kentucky Bluegrass' within one kilometer of the project and the other significant one is the increasingly rare American Badger. Important habitat features that can or will suffer degradation with development are fully described in section 3.3 of the report.

Section 5.0 (Design and Construction Recommendations) gives broad guidance to construction of ziplines, internal roads, board walks, parking lots, etc. The recommendations in the Ecoscape report lead us to conclude that these features are totally inappropriate for this delicate and threatened ecosystem. Further, a reference on page 12 of the report to potential impact of 'light shows' on nocturnal species again indicates the inappropriateness of this type of attraction as part of the development. It is difficult to see how or where the proposal seriously considers the outcomes of the environmental review.

The final comment we have on the Ecoscape report is the reference and recommendation for the preparation of a detailed invasive species management plan. This, of course, is the need for weed control that is dear to the hearts of naturalists everywhere in the Okanagan. Such a management plan is essential in relation to certain species such as Scotch Thistle, Knapweed, Cinquefoil and Canada Thistle, all of which are

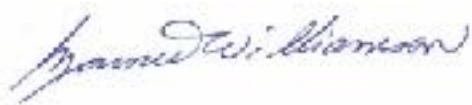
considered out of control in the North Okanagan region. This should be a long-term management plan with agreed upon inspections by appropriate authorities.

We note in the Lawson Engineering Ltd. report dated October 27, 2021 that the developer proposes to supply the development with an on-site water system as well as on-site wastewater disposal system. Again, here are two more reasons why this project should not be approved as it is too remote from established community infrastructure to provide these basic services. Any 'on-site' supply of water should consider all potential uses that are allowed in C5 zone such as increased washroom and restaurant capabilities, and changes in operational planning.

We cannot overlook the fact that this proposal was not supported by RDNO planning staff as it is not in compliance with current OCP policies. A development of this scope and scale, with components identified in the staff report as a "variety of uses including a gondola, zip lines, restaurants, retail sales, outdoor light show area, wedding and event venues, tree forts, playground, plaza, amphitheatre, mountain biking and walking trails, agricultural activities, parking and on-site access routes" are certainly overkill for such an important natural site between Vernon and Lake Country.

It is particularly discouraging to see a proposal of this sort being brought forward when, perhaps as never before, residents of the Okanagan and BC, and the world more broadly, are witnessing the increasingly dire impacts of decades of abuse of the natural environment. This development is a prime example of an 'old style' mode of thinking which places little to no value on preservation of our limited remaining natural areas.

In conclusion we re-iterate our opposition to the Okanagan Gondola proposal for the west side of Highway 97 south of Bailey Road. We request that the Electoral Area Advisory Committee decide to maintain the current zoning and reject the application for amendments to the OCP and the subject rezoning application.



Marnie Williamson, co-chair
660 Larkspur Rd., Vernon V1B 3J2



Harold Sellers, co-chair
23-3211 Centennial Dr., Vernon V1T 2T8

Archived: Thursday, October 5, 2023 11:03:32 AM
From: [Sandy Rogers](#)
Sent: Thursday, October 5, 2023 9:36:43 AM
To: [RDNO Public Hearing](#)
Cc: [Jennifer Miles](#)
Subject: RE: Okanagan Gondola Zoning - bylaws 2926 and 2927
Sensitivity: Normal

*** External Email - Use Caution ***

Hi Danica and Jennifer
My address is 169 Diamond Way, Vernon V1H 0A2

Jennifer - My specific question is actually pertaining to site access from our neighbourhood at Predator Ridge. I cannot discern proximity from the dog park/cell tower off Diamond Road to the Summit Station based on the maps provided by the developer (topographical only), the Regional District (no scale) or from Predator Ridge. Some maps make it look like there is a significant distance between the two areas while others seem to indicate that the station will be directly adjacent to the top of the dog park area and visible/accessible from Diamond Way.

My concern is protecting the quiet nature of our neighbourhood – lots of dogs, people walking etc. If there is direct access to the site from the Commonage neighbourhood, the amount of traffic and people looking to park will inevitably increase as visitors look for ways to access the summit without needing to pay to take the gondola.

The folks at Predator Ridge real estate have no information and I have been unsuccessful in reaching anyone in the executive office. There is no contact information to ask the developer of the gondola.

Any insight would be greatly appreciated. I'm not against the idea but just want to make sure that my backyard is not becoming the parking lot for a tourist destination.

If it is easier to chat by phone, my cell is [REDACTED]

I appreciate your time!

Best regards,
Sandy

From: RDNO Public Hearing <PublicHearing@rdno.ca>
Sent: Thursday, October 5, 2023 8:57 AM
To: 'Sandy Rogers' <sdrogers@me.com>
Cc: Jennifer Miles <jennifer.miles@rdno.ca>
Subject: RE: Okanagan Gondola Zoning - bylaws 2926 and 2927

I confirm receipt of your written submission, could you please provide your civic address for the record?

Your submission will be provided to the Directors in advance of the Delegated Public Hearing on October 5, 2023 at 2:00 pm, and will form part of the agenda package available to the public. At the meeting, staff will summarize your comments.

If you have any questions regarding the proposal for staff in advance of the meeting, you can contact Jennifer Miles of the Planning Department at jennifer.miles@rdno.ca or (250) 550-3746. I have copied Jennifer on this email to provide

clarification on the mapping. If you have any additional comments after speaking with her, the deadline to receive them in writing is 11:00 a.m today.

Thank you,

Danica Kimberley | Executive Assistant, Planning and Building | **Regional District of North Okanagan** | 9848 Aberdeen Road Coldstream BC V1B 2K9 |

P 250.550.3708 | **F** 250.550.3701 | **Toll Free** 1.855.650-3700 | **E** danica.kimberley@rdno.ca | **W** www.rdno.ca

From: Sandy Rogers [REDACTED]
Sent: Wednesday, October 4, 2023 4:51 PM
To: RDNO Public Hearing <PublicHearing@rdno.ca>
Subject: Okanagan Gondola Zoning - bylaws 2926 and 2927
Importance: High

*** External Email - Use Caution ***

Good afternoon,

I am writing to request clarification regarding the boundaries of the Okanagan Gondola project. The maps provided by the developer, Predator Ridge as well as the Regional District do not provide enough detail in order to determine just how close the Summit Station of the gondola will be to the homes along Diamond Way at Predator Ridge.

The gondola site offers only topographical maps that do not indicate proximity to homes and main roads. The Predator Ridge maps do not provide any indication of current home locations in relation to the summit station. The Regional District maps also do not show actual distances to the areas at the top of the Commonage Neighbourhood.

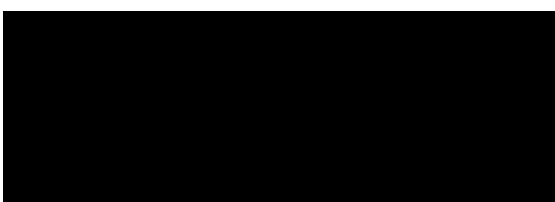
Right now, I share the concern of our neighbours that the Summit Station will be situated within visual site and walking access to the dog park, and by extension, to the streets surrounding our homes in the Commonage Neighbourhood. If this is the case, increased street traffic and parking challenges will be a problem if visitors just want to visit the summit without taking the gondola. Visitors will be parking all along Diamond Way, Grange and the access roads to the neighbourhood to reach the Station.

Is there any way to get greater detail on a map, understandable by a lay person, prior to this going forward?

I would also value additional clarification on how the traffic will be handled at the already high-risk intersection of Highway 97 and Bailey Road.

I look forward to hearing from you and gaining greater clarity on just where the boundaries are for this project.

Best regards
Sandy Rogers
Commonage Neighbour



Archived: Thursday, October 5, 2023 9:15:05 AM

From: [Vickie and Jeff Biggs](#)

Sent: Thursday, October 5, 2023 8:52:44 AM

To: [RDNO Public Hearing](#)

Subject: Written Submission for Okanagan Gondola Proposal Public Hearing, October 5, 2023

Sensitivity: Normal

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

Below please find our written submission to be read at the 2:00 pm, October 5, 2023 RDNO Public Hearing on the Okanagan Gondola proposal.

Vickie and Jeff Biggs, 302 Grange Drive, Vernon, BC V1H 2M1

Hello,

Thank you to the RDNO for the opportunity to express our concerns and comments regarding the Okanagan Gondola project proposal. As residents of Predator Ridge we want to provide our concerns to the RDNO regarding this project.

Below are our key concerns:

1. The Upper Gondola Station will be close to the Predator Ridge community. This creates the potential for noise and other disturbances during its 12 months of the year operation. The Gondola Project property edge will be approximately 475 meters from the nearest Predator Ridge homes. The Upper Gondola Station could be approximately 600 m from the nearest Predator Ridge homes. The Upper Gondola Station will be a multi-story building with a roof top viewing tower and will include a large event space, drinks and food, and a roof top viewing platform. It will also have facilities for the operation of the Mountain Coaster and the Zipline. Specific impacts on Predator Ridge residents could be:
 - A. Electric motor hum noise, mechanical and banging noise from the Gondola and Mountain Coaster at the Upper Gondola Station.
 - B. HVAC noise from the Upper Gondola Station.
 - C. Crowd noise from the Upper Gondola Station.
 - D. Light pollution.
 - E. Visual blemish
 - F. Loss of privacy for residents from crowds looking down at our homes.

Therefore, the location of the Upper Gondola Station and its associated facilities, must be located completely on the opposing side of the hill from Predator Ridge and far enough downslope that all noise and views will be blocked by the hill so that Predator Ridge residents are not negatively impacted. The Okanagan Gondola project is designed for views of Kalamalka Lake, and should not impact the residents of Predator Ridge.

2. Increased car, bike and foot traffic will result within the Predator Ridge Commonage neighborhood as people enter and exit the upper Gondola area from the top near the Upper Gondola Station.
3. The main public road access will be from the intersection of Highway 97 and Bailey Road which is currently a dangerous intersection. The intersection will be much more dangerous with the increased traffic. Costly road modifications will be required for safety.

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4. Increased potential of forest fires impacting Predator Ridge.
5. It will set a precedent and will likely open the Official Community Plan (OCP) area for further commercial development.
6. The ALR land within the project area should remain as ALR land.

Thank you for the consideration of these concerns.

Vickie and Jeff Biggs, 302 Grange Drive, Vernon, BC

Archived: Thursday, October 5, 2023 9:48:25 AM
From: [Malcolm Devine](#)
Sent: Thursday, October 5, 2023 9:38:49 AM
To: [RDNO Public Hearing](#)
Subject: Proposed gondola development
Sensitivity: Normal

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

October 5, 2023

To Whom It May Concern:

We wish to register our strong opposition to the proposed gondola development next to Kalamalka Lake. We continually lose natural areas in this region through expanded housing developments, gravel pits and quarries, and other commercial developments to the point that the natural aspects of the valley are slowly being lost. The increasing development in this area is destroying the natural habitat, pushing wildlife into residential areas and increasing the chances of human-wildlife conflicts. How many trees will be removed to create everything this proposal calls for? How much wildlife habitat will be destroyed? What will be the long-term carbon footprint of this development? At what point do we say "Enough development in our beautiful natural areas?" We do not need a development here with shops, light shows, ziplines, etc. This development will significantly detract from the area, not enhance it, and will certainly harm the quality of life for local residents.

The project is referred to as a world-class opportunity - for the business community, perhaps. We have a better opportunity to preserve our natural areas for posterity by rejecting this proposal.

Respectfully submitted,

Malcolm Devine and Heather Trueman
219 Dormie Place
Vernon V1H 1Y5

Archived: Thursday, October 5, 2023 11:04:02 AM

From: [Eamonn Deegan](#)

Sent: Thursday, October 5, 2023 10:41:57 AM

To: [RDNO Public Hearing](#)

Subject: Questions for RDNO re gondola public meeting, Oct 5, 2023

Sensitivity: Normal

*** External Email - Use Caution***

Dear RDNO,

Please find some questions below for this afternoon's gondola public meeting. Note that i will be attending the meeting.

1. What fire suppression efforts are included in the design?
2. Is the developer required to put in place a Letter Of Credit or bond (or similar) to cover costs if a fire is started by their customers or staff?
3. Given the broad nature of the rezoning activities, can the the developer specify if they plan to avail of all of the options (zip-lining, etc., etc.)?
4. Can the re-zoning be adjusted to reflect only those items/activities the developer plans to use?
5. How many months per year does the developer expect the operation to run?
6. Is road construction required to the upper station and if so, where is it located?
7. Can the developer provide dimensioned drawings and sight-line cross-sections relative to the Predator Ridge community?
8. What are the anticipated construction start and finish dates?
9. What noise limitations will be in place during construction?
10. What are the anticipated noise levels at the upper levels of Predator Ridge (Diamond Way) during operation?
11. What noise mitigation efforts has the developer put in the design for reducing noise levels in the Predator Ridge community during both construction and operations?
12. What are the visibility lines between Predator Ridge and the proposed development?
13. Is the developer required to put in place a Letter Of Credit or bond (or similar) for the possibility of a failed venture and decommissioning of the system?
14. If rezoning is granted and the venture fails, does the land revert to the original zoning?
15. Given that similar views are available for free from many other Okanagan locations (wineries, Sparkling Hill) and excellent Mtn Biking and hiking is available in Kal Park and Ellison Proc Park and tourist numbers are a fraction of what they are for (for example) for the Sea-to-Sky corridor and the operating season is likely significantly less than 12 months, does the RDNO believe that this venture is likely to succeed?
16. If the RDNO does not have an opinion on the above question 15 re probability of success, can the developer comment on these points?
17. Has the developer taken into account the difficulty of obtaining staff to operate the facility (e.g. existing restaurants, hospitality businesses, etc.) and its impact on business success?
18. Is approval/go-ahead by RDNO of this venture contingent on a satisfactory review of the developer's business case?
19. Does the tax payer pay for any parts of this development, including the possibility of decommissioning after a failed venture?

Your truly,

Eamonn Deegan,

239 Grange Drive, Vernon, BC