

**From:**



[Planning Services](#)

**Subject:**

Public Meeting

**Date:**

November 13, 2020 11:35:15 AM

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Hi

Regarding the Public Meeting scheduled for December 7, 2020 to consider a development proposal for Lot 2, District Lot 3745, ODYD, Plan 14249 except Plan KAP47451.

We are owners of Lot 1, Plan KAP39491, District Lot 3745, ODYD. When we built a new house on this lot, in 2009/2010 we were required to follow the floodplain exemption of 15.0 Meters and minimum setback regulations. We made sure we complied with the regulations. It is not right to allow anyone else to NOT comply with these regulations when we had to. If we knew we could get the regulations changed we would have applied as the original building on this lot (That got torn down) was under older regulations and was only a few meters from the high water mark. We wanted to have our house closer to the lake but were not allowed.

The owners of the lot in question would have been well aware of the regulations. No doubt the price and assessed value of the lot recognizes it is not big enough to build on, given these setback regulations.

Any questions, comments feel free to contact me any time.

Thanks

Doug

Doug Friend



Westside Pl

Kelowna, BC

M: 250



**From:** [REDACTED]  
**To:** [RDCO Planning Services](#)  
**Subject:** RE: 2223 Westside Road,  
**Date:** November 22, 2020 1:09:08 AM

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Hello RDCO Planning,

It has been brought to my attention that there is a development proposal for Lot 2, District Lot 3745, ODYD, Plan14249 except Plan KAP47451, civic address: 2223 Westside Road, BC.

I have a problem with the floodplain exemption as it could set a precedent for future development along the foreshore, like some of the developments to the north known as The Cottages. There seems to be more pressure on our waterfront properties in the area, and the floodplain exemption just creates more pressure on the lakefront.

As to the Development setbacks, my main concern is the driveway access onto Westside Road, during building and after.

There is already an awkward driveway access for this property and other properties to the north and on Westside Place.

This variance would see a very awkward build access and future driveway access, with already difficult driveways and access to Westside Place driving from the north.

This development would also impact the safety of the already awkward intersection at Westside Road and Westside Place as these driveways already impact the intersection.

This development variance should not be allowed without further investigation and information

Thank you,  
Cam Leslie  
[REDACTED] Westside Place  
Kelowna, BC  
[REDACTED]

**From:** [Brittany Lange](#)  
**To:** [Brittany Lange](#)  
**Subject:** FW: Development Proposal Feedback - 2223 Westside Rd (FEX-20-01 & DVP-20-03)  
**Date:** April 15, 2021 3:44:07 PM

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**From:** Scott Greenwood <[REDACTED]>  
**Sent:** November 29, 2020 9:12 AM  
**To:** RDCO Planning Services <[planning@rdco.com](mailto:planning@rdco.com)>  
**Subject:** Development Proposal Feedback

CAUTION: This message was sent from outside the organization. Please do not click links, open attachments, or respond unless you recognize the source of this email and know the content is safe.

I am writing in regards to feedback requested on a development proposal for:

Lot 2 District Lot 3745 ODYD Plan 14249 except Plan KAP47451

Address 2223 Westside Rd.

Application for a variance for a floodplain exemption and front setback exemption.

I am a resident in the Wilson's Landing neighborhood at 2323 Westside Place. I have the following concerns with the allowance for this development variance.

1)The density of a potential dwelling to property size should these variances be allowed. Wilson's Landing is a rural community and neighboring houses generally reflect both front and back yards of good size. A variance of this nature will materially impact that consistency of a rural look.

2)Proximity to Westside road. This particular property (and the adjacent lot which was bought at the same time) are at the fork of Westside road and Westside place. This portion of Westside road reflects one of the worst high speed areas on the whole westside (cars travel well in excess of the speed limit to get up/down the hill most of of the day). I am concerned that a dwelling only ten feet off the main road will add potential further distraction to drivers either turning on to Westside Place or travelling up the hill. This is particularly concerning should a driveway back out directly on to Westside road. As it is, we are having difficulties with our immediate neighbor's home who was granted a zero front setback. RV's and other vehicles have complained about literally having to get around the corner to camp Owaissi.

3)Inconsistency of rules and favorability on land value. I believe the two adjacent empty lots (including 2223 Westside Place) were sold in the last three years, at a discount to normal values per waterfront linear foot reflecting the limitations on building on the lots relative to neighboring properties. There is an available area on the west side of the main road to put a dwelling up. Additionally, when applying for building permits on our own home five years ago, we were informed by the RDCO that there was no chance of being granted a variance on the floodplain inside of 15 meters, despite our previous dwelling being inside of that area. It would appear to be inequitable to apply different standards to different neighboring lots, both in terms of the new owners potentially gaining value from an undervalued lot but also in maintaining consistency of the look of the

shoreline from the waterside along Wilson's Landing. If this precedent is allowed, we expect a similar request for the lot next door which would perpetuate the points above.

We are excited that the new owners are building on this lot and look forward to supporting them. I hope our concerns are taken in to account as the RDCO evaluates the file.

Regards

Scott Greenwood

*Scott Greenwood*



**From:** [REDACTED]  
**To:** [RDCO Planning Services](#)  
**Subject:** FEX-20-01 & VP-20-03  
**Date:** November 26, 2020 6:43:36 PM

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Re:

FEX-20-01 & VP-20-03

2223 Westside Rd

While we are very much in favour of having more permanent homes in the neighbourhood, and welcome the development, we have some concerns regarding this application for variances in Setback from Okanagan Lake and the setback from Westside Rd.

Five new homes have been built along this section of Westside Rd and more specifically, Westside Place, within the last 16 years and all have had to abide by the existing setback rules. One received a variance for setback from the road allowance to build a garage and, as it turns out, it has caused some stress to Westside Place users.

The property asking for variances was purchased with the full knowledge that it was too narrow for a full-time home. The price paid reflected this. Changing the rules now does not seem fair especially when the bulk of the property is across the road. A home across the road with provisions to build a small summer-use shelter on the beach side would seem more appropriate.

The **biggest** concern, however, is safety on Westside Rd. This is a very busy section of Westside Rd used by cars, trucks, RVs, motorcycles, semis and construction vehicles. The speed limit is very often ignored as vehicles travelling north or south like to pass on the hill and use excessive speed to do so. Westside Place feeds onto Westside Rd just north of this site. It is currently difficult to see vehicles exiting the 3 driveways north of 2223. Adding another would add to the difficulty and make it even less safe.

Sincerely

Karen and Don Bennison

[REDACTED] Westside Place

[REDACTED]

[REDACTED] for Windows 10

**From:** [Brittany Lange](#)  
**To:** [Brittany Lange](#)  
**Subject:** FW: 2223 Westside Road  
**Date:** April 15, 2021 3:43:52 PM

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**From:** Karen Bennison <[k\[REDACTED\]](#)>  
**Sent:** January 7, 2021 9:45 AM  
**To:** RDCO Planning Services <[planning@rdco.com](mailto:planning@rdco.com)>  
**Subject:** 2223 Westside Road

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**Re:**  
**FEX-20-01 & VP-20-03**  
**2223 Westside Rd**

It is my understanding that the Advisory Board approved these variances. I was told that they decided in favour as it was put to them that it was the lesser of two evils, so to speak, as it was suggested that building across the road would significantly impact the environment of the slope. I also hear that they did not have access to the letters from the neighbours who had concerns. It seems, also, that the popular opinion is that the BC government will not give approval to the variances.

Here is my question. Why would building on the slope on the other side of the road ruin the ecosystem or whatever? Would not the home builder have to get approval for what he was going to build and if it was "too much of an impact" would he not have to scale back and adhere to local rules?

I certainly hope that the government does reject this proposal. My neighbours, who have jumped through all the hoops in building their homes, are very upset that someone else gets what seems like special treatment and can build practically in the lake! Cement pillars on the foreshore? I can't put a cement block in the water without fisheries coming down on me. I understand also that one of the members of the advisory committee had the wrong property in his mind when considering this proposal. I would have thought members would have done more homework and perhaps even visited the site if not had pictures of what it looks like now, not just a vision of what it will look like in the future. I also hope that in the future, letters from neighbours are shared with the advisory committee.

I would like to be informed on any future decisions or meetings regarding this variance so I can pass information on to concerned residents.

Thanks you

Karen Bennison

President WLCS



Sent from [Mail](#) for Windows 10