

## Michael Czarny

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**From:** Michael Czarny  
**Sent:** June 17, 2022 8:49 AM  
**To:** RDCO Planning Services  
**Subject:** FW: RV Park at 4690 Trepanier Rd Peachland RDCO File: TUP-22-02

FYI

**Michael Czarny, BES, BFA**  
Senior Planner | Community Services  
Regional District of Central Okanagan  
250-469-6227 | [michael.czarny@rdco.com](mailto:michael.czarny@rdco.com)

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**From:** [REDACTED]  
**Sent:** June 17, 2022 8:33 AM  
**To:** Michael Czarny <michael.czarny@rdco.com>; Wayne Carson <wayne.carson@rdco.com>; Cindy Fortin <mayorfortin@peachland.ca>; mayorandcouncil@westkelownacity.ca; mdehart@kelowna.ca; msingh@kelowna.ca  
**Cc:** 'Leath Strench' [REDACTED]  
**Subject:** RV Park at 4690 Trepanier Rd Peachland RDCO File: TUP-22-02

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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.

To whom it may concern,

There is a proposed RV park application at 4690 Trepanier Rd Peachland. Please know that I am not in favour of RV camping spot up in this area. The first thing that comes to mind for me is that if residents in our area are not able to sub-divide to lots less than 9.88 acres, I don't understand how we can allow this sort of higher density living when it is not in favor of the OCP.

Whether it is determined to be temporary or permanent, an important factor limiting sub-dividing is due to being on septic/not having sewer. The dump traffic alone is alarming with our children getting picked up and dropped off by their school buses each day. I can't imagine adding more vacationers to this already unsafe roadway.

There is lack of infrastructure to support an application of this type. Fire, water, sewer, roads, crime, increase garbage and no proper access to 97C access are all major concerns.

Please know that I am NOT in support of this application. Thank you for adding my email to the application file.

Regards,

**Adrian Strench**

[REDACTED]  
Peachland, BC

V0H 1X3

Home: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

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## Michael Czarny

**From:** Chris Shelton <ChrisShelton@GormanBros.com>  
**Sent:** May 31, 2022 7:13 AM  
**To:** RDCO Planning Services; Cindy Fortin  
**Cc:** Stephen Johnston; Wayne Carson  
**Subject:** 4690 Trepanier Road Campsite Development

You don't often get email from chrisshelton@gormanbros.com. [Learn why this is important](#)

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Planning Department RDCO; Mayor Cindy Fortin, Regional District Director;

As residents of Trepanier Road and the direct next-door neighbor, my wife and I would like to voice our grave concern regarding the potential development of an RV campsite at [4690 Trepanier Road](#). 4690 is a 75-acre parcel of land at the entrance of Trepanier Road via Highway 97C. A wildlife corridor is directly adjacent to the property and Trepanier Creek flows directly through the middle of the property.



Figure 1. 4690 Trepanier (highlighted)

There are multiple issues with commercialising this property, but I would like to address what I believe are the priorities that should negate this project from even being considered let alone approved.

**Scope and size** - Currently at [4795 & 4755 Paradise Valley Drive](#) there is already an RV park/storage ([peachlandrv.ca](#)). This property is approximately 20 acres and contains approximately 80 campsites that are inhabited year-round. If the 75-acre property at 4690 is developed with similar density this could equate to somewhere near 300 campsites.



**Fire** – 4690 would like to develop a campsite that spans both sides of the road to the only viable entrance/exit of the upper Trepanier area. This section of road is literally the only way in and out of an area with no formal fire protection, and no other way for residents to escape to safety if there was a fire to develop from one of these campsites. Having hundreds of campers with BBQ's and fire pits in tinder dry Okanagan summer is an obvious disaster waiting to happen.

**Traffic** – The Paradise Valley Drive campsite has already greatly increased traffic on a rural road that has been affected in recent years by heavy dump truck traffic (there are 4 active gravel pits in the area), and vehicles with people who come to hike and use off road vehicles in the nearby Trepanier Park Greenway and Trepanier Provincial Park areas. I regularly observe traffic speeding up and a down a 50km/hour rural road, that is also a school bus route. Also, because there is no west bound on ramp for 97c campers leaving for the coast either must drive East to West Kelowna and turn around to head back West, or in the most likely scenario will drive south down Trepanier Road where they will have to make a dangerous left hand turn onto Highway 97.

**Environmental** – The Trepanier area has no sewer or water service, meaning wells and septic will be needed to service the campsites. How will these septic fields affect Trepanier creek? How will pulling that amount of water affect local aquifers? Also, what will the environmental affects be of potentially hundreds of campers using the creek to cool off in the hot summer months?

**Wildlife** – There is a wildlife overpass of Highway 97c that is surrounded by 3 properties: The current Peachland RV Park ([4795 & 4755 Paradise Valley Road](#)), my property ([4620 Trepanier Road](#)), and the property in question ([4690 Trepanier Road](#)). By developing this property, it will effectively choke off two routes for the wildlife to travel and directly funnel wildlife onto my property. Due to human activity and noise, there is the viable potential for predators such as coyote, lynx, and cougar to be “pushed” towards my property and threaten my pets and livestock. There is also the potential for bears to be attracted to the area by food/garbage and the potential harms of campers feeding wildlife.



Figure 2. 97C wildlife overpass

We have more concerns but wanted to keep our letter as short and concise as possible to respect your time. We expect a great majority of our neighbors carry the same views and you will be hearing from them as well. If anyone would like a

firsthand look of the area, I'd be happy to have you up to our property, give you a tour and show you our concerns firsthand. Please feel free to message me or call me at any time. Thank you for your time and considering our concerns.

J. Chris Shelton & Pam Rader, [REDACTED]

*Chris Shelton*

Sales / Shipping

(250) 768-6246 (Office)

(250) 212-1847 (Cell)



## Michael Czarny

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**From:** Duane Goretzky [REDACTED]  
**Sent:** June 11, 2022 9:01 AM  
**To:** RDCO Planning Services  
**Cc:** Cindy Fortin; Leslie Goretzky  
**Subject:** Objection to lot 4690 Trepanier road proposed RV park

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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.

Good afternoon,

Please accept this letter as a strong NO Support !  
To the massive RV park proposal at the 4690 Trepanier road .

We have several concerns :

- 1.very narrow roads and twisty corners, and poor access to the area.  
Introducing hundreds of large rv on these constricted roads, with the already busy gravel truck hauling is a receipt for accidents.
2. There is already a large RV park on Trepanier, that now is full of all year residents.
3. Managing another septic increase with this many units , along a fragile Trepanier creek that feeds through Peachland into lake Okanogan.
- 4.increase fire potential, with no plans of protection.
5. Active school bus route, adding additional large traffic with narrow roads. Safety of the children.
6. Quiet established community, with potential of hundreds of campers partying to all hours.

Please add my wife and I as No Support.

Duane and Leslie Goretzky  
[REDACTED]

Sent from my iPhone

## Michael Czarny

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**From:** Evan Guthrie [REDACTED]  
**Sent:** June 8, 2022 9:19 PM  
**To:** RDCO Planning Services  
**Subject:** Opposed to 4690 Trepanier Rd proposal

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Hello,

I hope this finds you well. My name is Evan Guthrie and I am a resident of the Trepanier Valley in Upper Peachland.

Recently we have found out that the new owners of 4690 Trepanier Rd have proposed to put in a rather large sized public camp site on their property.

In recent years we've seen approval of two new gravel pits, large scale grow operations, a multi unit cabin complex, an already large sized camping/RV spot, and a transfer of land to WFN. As 20+ year members of this beautiful area we are seeing massive changes here. Changes that are natural in some ways but not what we hope to continue seeing in this location. We are also seeing an influx of squatters that started with tents and are now moving into full-time year-around RV sets just at the end of Trepanier Rd. We've seen break ins and crime in recent years that never existed before. Please picture yourself living in this area and put yourself in our shoes.

Other negative environmental factors include Trepanier creek flowing right through this property and the wildlife overpass that also backs into this property from the Connector. This wildlife overpass that was put in when the connector was built. This was a first in BC and has been a major success story. Banff National Park used studies from this wildlife overpass project when building the highway through Banff's corridor. With our sensitive wildlife habitat dwindling, I feel that respecting the initial reasons this was put forward to be a factor in the thought process of this proposal or application.

Thank you for taking the time to read this email.

Respectfully,

-Evan

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**Evan Guthrie**  
[REDACTED]

## Michael Czarny

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**From:** Michael Czarny  
**Sent:** June 9, 2022 11:59 AM  
**To:** RDCO Planning Services  
**Subject:** FW: NO RV PARK !!!

Hi Tanya,

I am not sure if this email has come your way yet, but it is more opposition to TUP-22-02. Could you please add it to the file?

Kind regards,

Michael Czarny, BES, BFA  
Senior Planner | Community Services  
Regional District of Central Okanagan  
250-469-6227 | michael.czarny@rdco.com

-----Original Message-----

From: jay fehr [REDACTED]  
Sent: May 27, 2022 9:14 PM  
To: Michael Czarny <michael.czarny@rdco.com>  
Subject: NO RV PARK !!!

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

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I live on [REDACTED]

Since the tiny RV park opened on Paradise Valley Road we've been overrun with garbage near and on our property!! We have illegal quads and other off-road vehicles driving by at high speeds. The road is busy enough with all the gravel trucks there's no room for pedestrians at all. Our peaceful community is already overrun with gravel trucks, please do not allow this RV Park to make it even worse!! If you lived in our area you would understand what we're pleading for!! Please no RV park in our area!

Sent from shaine



## Michael Czarny

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**From:** Jim-Barb Hayden [REDACTED]  
**Sent:** June 14, 2022 3:09 PM  
**To:** RDCO Planning Services  
**Subject:** TUP-22-02 Application notice

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.

Good Afternoon

I am writing to you to voice my concerns regarding the purposed campsite on 4690 Trepanier Road in Peachland Regional District. It seems that the rural residential area is slowly being turned into a commercial area. More and more commercial traffic now along Trepanier road as well as public from the large year-round resort on Paradise Valley. That would be one concern of mine, that this will increase even more so. I will just list a few other concerns of mine:

1. Trepanier Creek runs right through the property. With campsites along it, there will be people in the creek as well as their pets. You cannot "police" it 24 hours to make sure that no garbage or other items are not thrown into the creek. Some may even use it to wash up or wash their pets.
2. They could also advertise that off road trails for quads/dirt bikes are accessible. We already have problems with others going thru private property trying to access the crown land. More people will mean more issues of this type of problem.
3. Campgrounds always allow camp fires. Since this site is located at Trepanier and 97C, if a fire breaks out there is no escape route for any of the properties down Trepanier, Paradise Valley, or Maxwell road.
4. Access to Trepanier road is off 97C as you head West on 97C. or come up from the bottom Hwy 97 and Trepanier. Anyone coming from the Coast/Merritt would be making a dangerous U-turn on Hwy 97C thru one of the spots used by "authorized vehicles only" access spots. I know that there have been several serious accidents involving tractor trailers which attempted this and was struck by a car.

These are my main concern to having a campsite and storage site allowed at this location.

Jim Hayden

[REDACTED] Peachland BC

## Michael Czarny

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**From:** Leslie Goretzky [REDACTED]  
**Sent:** June 16, 2022 9:08 PM  
**To:** RDCO Planning Services  
**Subject:** Fwd: Objection to lot 4690 Trepanier road proposed RV park

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**Subject: Objection to lot 4690 Trepanier road proposed RV park**

Good afternoon

Please accept this letter as a strong NO Support !  
To the massive RV park proposal at the 4690 Trepanier road .

We have several concerns :

- 1.very narrow roads and twisty corners, and poor access to the area.  
Introducing hundreds of large rv on these constricted roads, with the already busy gravel truck hauling is a receipt for accidents.
2. There is already a large RV park on Trepanier, that now is full of all year residents.
3. Managing another septic increase with this many units , along a fragile Trepanier creek that feeds through Peachland into lake Okanogan.
- 4.increase fire potential, with no plans of protection.
5. Active school bus route, adding additional large traffic with narrow roads. Safety of the children.
6. Quiet established community, with potential of hundreds of campers partying to all hours.

Leslie Goretzky

[REDACTED]  
Peachland

## Michael Czarny

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**From:** Leath Strench [REDACTED]  
**Sent:** June 8, 2022 4:24 PM  
**To:** Michael Czarny  
**Subject:** Fwd: 4690 Trepanier Rd Peachland

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Michael,

Please see my email thread below. I normally communicate with Danika, but Todd Cashin requested we send this information directly to you. Please let me know if there is anything else I need to do before this goes to the board meeting on June 27th. Thank you.

Sincerely,

Leath Strench  
[REDACTED]

Please delete all email addresses if you forward this email. Safeguard your contacts from spammers and viruses.

Begin forwarded message:

**From:** Leath Strench [REDACTED]  
**Date:** May 17, 2022 at 3:16:32 PM PDT  
**To:** Danika Dudzik <planning@rdco.com>  
**Cc:** Cindy Fortin <mayorfortin@peachland.ca>, Wayne Carson <wayne.carson@cord.bc.ca>  
**Subject:** Fwd: 4690 Trepanier Rd Peachland

Hi Danika,

Since emailing you my inquiry about the potential RV park application, I have received the information below. Please know that I am not in favour of another RV camping spot up in this area. The first thing that comes to mind for me is that if residents in our area are not able to sub-divide to lots less than 9.88 acres, I don't understand how we can allow this sort of higher density living. Whether it is determined to be temporary or permanent, an important factor limiting sub-dividing is due to being on septic/not having sewer. The dump traffic alone is alarming with our children getting picked up and dropped off by their school buses each day. I can't imagine adding more vacationers to this already unsafe roadway.

I don't need to inundate you with a long letter here; the email below, mentions the main concerns.

Please know that I am NOT in support of this application. Thank you for adding my email to the application file.

Sincerely,

Leath Strench

Begin forwarded message:

**From:** Jim-Barb Hayden [REDACTED]  
**Subject:** 4690 Trepanier Rd Peachland  
**Date:** May 17, 2022 at 2:37:17 PM PDT  
**To:** Cindy Fortin <[mayorfortin@peachland.ca](mailto:mayorfortin@peachland.ca)>, Carson Wayne <[wayne.carson@cord.bc.ca](mailto:wayne.carson@cord.bc.ca)>

Hi Cindy, Wayne,

Don't know if you are aware but the new owners of 4690 are wanting to make a **HUGE RV camping spot on both sides of Trepanier** right when one comes off the Connector (Hwy 97C) to the right of the cattle guard so just north of the Hwy.

There have been surveyors in the neighbour the past 2 weeks and they advised that it was all to do with the 4690 property.

With the way the Paradise Valley RV resort has grown to 150 plus permanent 356yr round occupancy, lack of infrastructure ie fire, water, sewer, roads, increase in garbage and crime, Trepanier Creek itself and the gravel truck traffic 0530 - 1830 weekly (every 30 to 60 seconds) and no proper 97C access. **The neighbour is NOT supporting this.**

I have spoken directly with several community members and they are appalled at having another Paradise Valley RV resort. There is no one policing to ensure that everyone is following the proper bylaws or abiding by the rules.

The community will be sending in letters to the RDCO planning department in the following weeks.

I am requesting that your group thoroughly investigate all the possible repercussions prior to approving this.

Looking forward to hearing from you.

Barb Hayden



## Michael Czarny

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**From:** Roger Cook [REDACTED]  
**Sent:** June 8, 2022 5:12 PM  
**To:** Michael Czarny  
**Subject:** 4690 Trepanier Road opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Michael,

Just putting forward my opposition against the proposal for the development on this property. As a resident in the area, we have a good community that helps each other and being in a remote area that means more than just a good neighbor. The area has already been developed with a camp/mobile park ground and feel adding another would be unnecessary.

One concern is crime, we have a lot of squatters already taken residence just left of the fork in the road going up to TT gravel pit that have been located there year-round and getting worse, this year so far to date since snow has left there has been 3 units stationed there full time. They leave make a mess of the area and not sure where they put the human by-product, I hope not our creek. Two years ago, we had a bad crime wave go through from the same situation of squatters stealing in the area, with RCMP being that little bit away and having the connector right there as a get-away, the community as always felt concerned about theft.

I hope you had the time to read each and every concern leading up to our date of public hearing at the end of the month, and I hope the voices get heard.

Thank you.

## Michael Czarny

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**From:** [REDACTED]  
**Sent:** June 14, 2022 10:04 AM  
**To:** RDCO Planning Services  
**Subject:** 4690 Trepanier Rd Application for an RV Campground

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Good Morning;

We are against the proposal for an RV Camp site. The proposed location, 4690 Trepanier is on the only road in and out of the Trepanier Valley and all vehicles going into the Trepanier Valley go past this location.

The Trepanier Valley is in an unprotected fire area and Trepanier Road itself is a narrow two lane road with a maximum speed limit of 50 km.

Wildfires typically occur in the summer months when Campgrounds are at their fullest. In the event of a sudden emergency evacuation, campers and their rigs flowing out of 4690 Trepanier could potentially and would effectively block our only route of egress. Every person from the Valley wanting to get into Peachland or onto the connector has to pass 4690.

My primary concern of entrapment is very real. There have been 4 recent wildfires in the area, The most recent one, being Mt Law. The previous year there was a wildfire, immediately behind us on the other side of the connector which was extinguished quickly by a prompt aerial response. An other year we were directly in line of a fire which began at the entrance to the park and walking trails, immediately adjacent to the entrance to the ramp to the connector. We were fortunate in that the wind shifted shortly after the fire began and the fire changed directions and raged down the hill into Peachland. Yet another year there was a fire at the far end of the valley, again extinguished by a quick aerial response.

Respectfully submitted

Roberta and Dwight Kirkwood

[REDACTED]  
Peachland, B.C.  
V0H 1X3