

## Lesley Gibbons

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**From:** Tony Madeira  
**Sent:** May 3, 2025 8:10 AM  
**To:** Colin Martin  
**Subject:** Re: Referral Comments Requested - DVP (Bedwell & Farafoszyn) - Setback Variance (accessory dwelling) - 529 Oak Avenue | File No. I2025.009-DVP

Hi Colin

I don't see an issue

Tony Madeira  
Fire Chief  
Kaleden Volunteer Fire Department  
303 Lakehill Rd  
PO Box 306  
Kaleden, B.C  
V0H-1K0  
250-497-6899  
tmadeira@rdos.bc.ca  
One Region Working Together - [www.rdos.bc.ca](http://www.rdos.bc.ca)  
Make your home more wildfire resilient  
For more information email: [firesmart@kaledenfire.ca](mailto:firesmart@kaledenfire.ca) or [chief@kaledenfire.ca](mailto:chief@kaledenfire.ca)



I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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**From:** Colin Martin <[cmartin@rdos.bc.ca](mailto:cmartin@rdos.bc.ca)>  
**Sent:** Friday, May 2, 2025 2:36 PM  
**To:** Tony Madeira <[tmadeira@rdos.bc.ca](mailto:tmadeira@rdos.bc.ca)>  
**Subject:** Referral Comments Requested - DVP (Bedwell & Farafoszyn) - Setback Variance (accessory dwelling) - 529 Oak Avenue | File No. I2025.009-DVP

Hello,

The RDOS would like your comments by May 15, 2025, regarding a recently submitted variance application for an accessory building at 529 Oak Avenue, which is located within the Kaleden Fire District.

Specifically, the variance request is to:

- Reduce the front parcel line setback from 7.5 metres to 1.5 metres to facilitate a new accessory dwelling.

The subject parcel is zoned Small Holdings Three (SH3) and currently contains a single detached dwelling.

Further information can be found online via this link:

[I2025.009-DVP | RDOS](#)

If you have any comments or concerns, please forward them to me by Thursday, May 15, 2025.

Regards,



**Colin Martin (he/him) • Planner I**  
Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063  
[www.rdos.bc.ca](http://www.rdos.bc.ca) • [cmartin@rdos.bc.ca](mailto:cmartin@rdos.bc.ca)

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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## Lesley Gibbons

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**From:** [REDACTED]  
**Sent:** May 6, 2025 5:28 PM  
**To:** Planning  
**Subject:** Variance Permit Application No. 12025.009-DVP

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I have reviewed the application made for a variance at 529 Oak Avenue in Kaleden. I strongly object to any property needing to be 1.5 meters from a public road. The 7.5 meter current allowance should be more than adequate to accommodate most building expansions. I do not support the variance request.

The RDOS has set rules in place for building with setback requirements. This does not seem to deter anyone from just asking for a variance with the hope that no one will object.

Best regards,  
Len & Lois Bzdel

[REDACTED]

## Lesley Gibbons

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**From:** Renee Halo Martin [REDACTED]  
**Sent:** May 8, 2025 8:18 AM  
**To:** Planning  
**Subject:** DVP NO 12025.009-DVP 529 Oak Ave

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The proposal to allow the set back to 1.5 m instead of 7.5 m seems excessive. The proposal says this would be to allow an addition over the existing garage. However, if this requires a setback 1.5 m, it would be much more than an addition over the garage and would be another building or a seriously cantilevered building over the garage. We object to allowing this request.

Renee Martin and Ken Maclean

## Lesley Gibbons

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**From:** Mack [REDACTED]  
**Sent:** May 11, 2025 7:44 PM  
**To:** Planning  
**Subject:** 12025.009-DVP attn: Colin Martin

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My name is Mackenzie Milligan, I am a resident and future homeowner of the adjacent property to the property in question in this DVP. I stand in firm opposition to the granting of this variance.

In the applicant's attempt to move their tenants out of the RV in their driveway, the brute force installation of an additional structure between the public road and the property's no-build line will completely change the character of the surrounding area and is certainly not consistent with the purpose of the zone or area.

I have lived at either [REDACTED] oak for the vast majority of my life. I grew up in the house at [REDACTED] Oak. I have witnessed on a daily basis since my arrival, at least 20 daily users of the old Kaleden road as pedestrians and dog walkers, let alone the medium amount of motor vehicle traffic. On most weekends there is not enough room for user's to park and extend their parking onto the road in front of the applicant's property. It is also a very popular spot up by the cattle guard in the summer for large groups to take wedding photos.

For as long as I can remember, this area where the applicant is attempting to build a structure 1.5m away from has been a de facto parking area for all sorts of outdoor activities on the old kaleden road and the KVR trail, as well as for accessing the cemetary. All these long time users will be effectively shoved out by the applicants structure and driveway which empties right onto the area in question.

It is my opinion that the RDOS has not done their due diligence in notifying all affecting nearby residents about this variance request because of this reason. The RDOS must post public notice at this location and extend the period in which the public may respond, or i will submit another correspondence on May 15th regarding that matter.

In summary, the physical constraint associated with the property exists for a reason. The new-coming applicant does not realize how much the neighbouring community will be affected by their potential actions, and the RDOS is failing to provide adequate notice to all affected parties. Please post public signage at the mentioned property and extend the time.

Do better,  
Mackenze Milligan

## Lesley Gibbons

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**From:** Mack [REDACTED]  
**Sent:** May 11, 2025 9:01 PM  
**To:** Planning  
**Subject:** Re: 12025.009-DVP attn: Colin Martin

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Furthermore, I am now realizing that over 50% of the square footage of the proposed accessory building will be over the current, long-standing front setback line. This is nuts. Even though a perceived hardship may exist, not all properties can simply accommodate everything. I can not build a 5 story tower on my own property, and I am content with living with fact for the rest of my life. Perhaps the applicant should have considered purchasing another property a short time ago when they moved in. This is outrageous, I cannot even imagine the construction traffic delays during daily trips to ok falls on the old kaleden road to purchase groceries and lots of times medicine.

Because the setback will be reduced by such a great amount, and the square footage of the proposal is so excessive, and so much of the proposed building will be over the acceptable setback line, I strongly urge the RDOS to decline this proposal. It is not a reasonable or necessary request.

On Sun, May 11, 2025 at 7:44 PM Mack [REDACTED] wrote:

My name is Mackenzie Milligan, I am a resident and future homeowner of the adjacent property to the property in question in this DVP. I stand in firm opposition to the granting of this variance.

In the applicant's attempt to move their tenants out of the RV in their driveway, the brute force installation of an additional structure between the public road and the property's no-build line will completely change the character of the surrounding area and is certainly not consistent with the purpose of the zone or area.

I have lived at either [REDACTED] oak for the vast majority of my life. I grew up in the house at [REDACTED] Oak. I have witnessed on a daily basis since my arrival, at least 20 daily users of the old Kaleden road as pedestrians and dog walkers, let alone the medium amount of motor vehicle traffic. On most weekends there is not enough room for user's to park and extend their parking onto the road in front of the applicant's property. It is also a very popular spot up by the cattle guard in the summer for large groups to take wedding photos.

For as long as I can remember, this area where the applicant is attempting to build a structure 1.5m away from has been a de facto parking area for all sorts of outdoor activities on the old kaleden road and the KVR trail, as well as for accessing the cemetary. All these long time users will be effectively shoved out by the applicants structure and driveway which empties right onto the area in question.

It is my opinion that the RDOS has not done their due diligence in notifying all affecting nearby residents about this variance request because of this reason. The RDOS must post public notice at this location and extend the period in which the public may respond, or i will submit another correspondence on May 15th regarding that matter.

In summary, the physical constraint associated with the property exists for a reason. The new-coming applicant does not realize how much the neighbouring community will be affected by their potential actions, and the RDOS is failing to provide adequate notice to all affected parties.

Please post public signage at the mentioned property and extend the time.

Do better,



## Lesley Gibbons

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**From:** Margot King [REDACTED]  
**Sent:** May 12, 2025 6:15 PM  
**To:** Planning  
**Subject:** I2025.009-DVP attn: Colin Martin

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I am strongly opposed to the granting of this variance. Approx. 60% of the proposed building is infringing over the current setback.

I can see no landscape separation between the proposed building and public road, with several trees to be removed which will further expose this new building.

No one else in this neighbourhood has an "accessory building" and I feel this is not compatible with this area of Kaleden, a village. I have been proud to be a resident and tax payer for over 68 years.

There are many long time residents of Kaleden who regularly utilize the Old Kaleden Road for healthy activities such as daily exercise walking their beloved dogs and a popular area for bird watching.

At times the Kaleden Cemetery patrons require this area for additional parking during services or burials - all this will no longer be available to other Kaleden residents if you grant this variance. Please do not approve this variance.

Please acknowledge receipt of this email.

Thanks,  
Margot King



## Lesley Gibbons

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**From:** Barbra Paterson [REDACTED]  
**Sent:** May 12, 2025 9:47 PM  
**To:** Planning  
**Subject:** Electoral Area I... 12025.009-DVP

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Good morning,

I have tried several times to access the site but it is never available.

We own [REDACTED], Kaleden.

From what I understand, the owners of 529 Oak avenue want to build a Carriage home that is two levels, located on the south end of the property, and have applied for a variance so that it can be situated 1.5 metres off the road.

**We do not support the new building being placed so close to the road.** This is setting a very clear precedent that is not in accordance with your regulations. It would also look odd as all the other houses along the street are situated back from the road. There is already a shed there, so it would become a collection of buildings close to the road.

Perhaps it would be good to check the link for that site. It is frustrating not to be able to access it.

Thank you,

Barbra Paterson  
[REDACTED]



# Feedback Form

Regional District of Okanagan-Similkameen

OKANAGAN-SIMILKAMEEN

101 Martin Street, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan-Similkameen FILE NO.: I2025.009-DVP

FROM: Name: KEVIN DOYUE  
(please print)

Street Address: \_\_\_\_\_

RE: Development Variance Permit (DVP) Application  
531 Oak Avenue, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variance at 531 Oak Avenue.
- I do not support the proposed variance at 531 Oak Avenue.

Please provide any comments you wish the Board to consider:

*It is too close to road.*

*They can move some trees to accommodate*

*and maintain 7.5 m set back from*

*their property.*

Feedback Forms must be submitted to the RDOS office by **May 15, 2025**.  
All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Corporate Officer, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

## Lesley Gibbons

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**From:** KALEDEN IRRIGATION DISTRICT <kaledenirrigation@gmail.com>  
**Sent:** May 14, 2025 12:39 PM  
**To:** Planning  
**Subject:** File No. I2025.009-DVP & File No. I2025.011-DVP  
**Attachments:** [REDACTED].pdf;  
RDOS DEV VARIANCE PERMIT RESPONSE I2025.009-DVP 529 OAK AVE KALEDEN.pdf

Good afternoon;

Please find attached our responses to Develop Variance Permit Applications for 529 Oak Ave. and 119 3rd St. in Kaleden. Thank you!

Cheryl Halla  
Financial / Corporate Administrator



**119 PONDEROSA AVE. KALEDEN, BC V0H 1K0**  
**PH & FAX 250-497-5407**  
**email: [kaledenirrigation@gmail.com](mailto:kaledenirrigation@gmail.com)**  
**web: [kaledenirrigation.org](http://kaledenirrigation.org)**

Sign up for Voyent Alert to receive water system notifications:  
<https://voyent-alert.com/community/>



## Lesley Gibbons

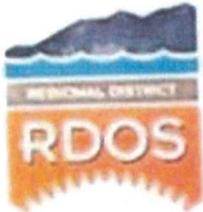
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**From:** Kevin Rossion [REDACTED]  
**Sent:** May 15, 2025 8:31 PM  
**To:** Planning  
**Subject:** Feedback form file: I2025.009-DVP  
**Attachments:** Feedback Form - DVP 2025..pdf

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Sincerely

Kevin Rossion



# Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan-Similkameen FILE NO.: I2025.009-DVP

FROM: Name: KEVIN ROSSION  
(please print)

Street Address: [REDACTED]

RE: Development Variance Permit (DVP) Application  
531 Oak Avenue, Electoral Area "I"

My comments / concerns are:

- I do support the proposed variance at 531 Oak Avenue.
- I do not support the proposed variance at 531 Oak Avenue.

Please provide any comments you wish the Board to consider:

1.5 M FROM THE ROAD IS WAY TOO CLOSE FOR TRAFFIC DRIVING VIEW AND IT'S RIGHT AROUND THE CORNER WITH A STOP SIGN.

I DO LEASE 2 VINEYARDS RIGHT AROUND THE CORNER AND HAVING TO MOVE EQUIPMENT WITH TRAILER OR BINS OF FRUIT HARVESTED, I FEEL 1.5M WOULD BE POTENTIALLY DANGEROUS -

ROAD AND WATER SERVICES WOULD ALSO BE COMPLICATED WITH SUCH SHORT SETBACKS -

I'M ALSO PART OF THE KALBIDEN VOLUNTEER FIRE FIGHTER, AND AGAIN, I FEEL HAVING A DWELING SO CLOSE FROM THE ROAD WOULD BE COMPLICATED TO DEAL WITH IN CASE OF FIRE.

Feedback Forms must be submitted to the RDOS office by **May 15, 2025**.

All representations, including names, will be made public if and when they are included in the Board Agenda.