

Lesley Gibbons

From: Glenn Richardson [REDACTED]
Sent: May 10, 2026 6:16 PM
To: Planning
Subject: Fwd: Permit application A2026.016-STR
Attachments: attachment 1.pdf

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>
> To Jerritt Cloney or whom it may concern,
> I am writing this email to advise that we are opposed to the short term rental permit application #A2026.016-STR. Our concerns are gate entry security, parking and privacy.
> We are owners at [REDACTED]
> Thank you for your assistance in this matter
> Best
> Glenn & Cindy Richardson
>
> Sent from my iPhone

Archived: May 12, 2026 11:00:44 AM

From: [Marni Stuehmer | Benchmark Group](#)

Sent: May 8, 2026 11:04:37 AM

To: [Planning](#)

Subject: STR Application No A2026.016-Str

Sensitivity: Normal

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Hello,

We received notice of the STR Application No A2026.016-STR at #3 8401 120 Ave and we support the application.

Thank you.

Marni Stuehmer, [REDACTED]

Archived: May 12, 2026 10:10:44 AM

From: [Brian Wierks](#)

Sent: May 9, 2026 9:59:11 AM

To: [Planning](#)

Subject: STR Application # A2026.016-STR

Sensitivity: Normal

Attachments:


[20241003-DOC-TUP-Board-Representations.pdf](#) 

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Hi Jerritt.

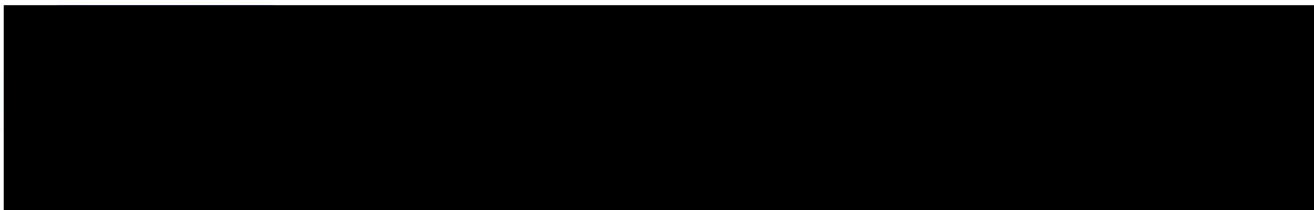
My wife Trudi and I are owners of 

In response to the above noted file, the application by the owners of LOT 3 Plan EPS2860 (#3 8401 120th Ave., Osoyoos) to have their property used as a short-term rental, we remain a hard no. The issues addressed by residents/neighbours for a previous application by the same lot 3 in September 2024 (see attached) remain- nothing has changed. Bottom line is STR's are vetted by the owners based on skewed criteria that are quite different than other homeowners would use to invite family or friends to stay.

Finally, the owners of lot 3 are from the  (as are we) and to respond to any STR performance issues remotely is largely ineffective being a 5-hour drive away.

Regards,

Brian Wierks



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. A2024.017-TUP

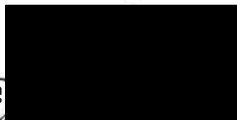
Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended Due
to Reasons Outlined Below

Signature



Signed By: Rob Hultema

Agency: Osopas Fire Rescue

Title: Deputy chief

Date: Aug 13/24

CERTIFIED RESOLUTION

Certified a true copy of a resolution passed by the Council of the Town of Osoyoos at the Regular Open Meeting of September 10th, 2024.

**Moved by Councillor Poturica
Seconded by Councillor Bennett**

**THAT the Regional District of Okanagan-Similkameen be advised as follows:
The Town of Osoyoos's interests are unaffected by the proposed TUP.**

CARRIED

Dated this 13th day of September 2024.



Amy Robinson
Deputy Corporate Officer

Lauri Feindell

Subject: FW: Temporary Use Permit (vacation rental use) 3-8401 120 Avenue

From: [REDACTED]
Sent: September 13, 2024 7:24 PM
To: Planning <planning@rdos.bc.ca>
Subject: Fwd: Temporary Use Permit (vacation rental use) 3-8401 120 Avenue

**Subject: Temporary Use Permit (vacation rental use) 3- 8401
120 Avenue**

Ms. JoAnn Peachey,

This letter is to state our objection to the proposed adoption of the following Permit:

Temporary Use Permit (vacation rental use)
3-8401 120th Avenue, Area A
Strata Lot 3, Plan EPS2860, DL 2450s, SYDY

When we purchased our lot ***** the Developers Disclosure Statement did not allow for vacation rental, this had a bearing on our decision to purchase. We have owned in other developments that have permitted vacation rental and have experienced excessive noise, partying, excessive numbers of people residing in the unit, lack of parking spaces and generally a real disruption to the peace and tranquillity of the development. Reflection Point has no street parking to accommodate the extra vehicles which will be introduced to the development if the Vacation Rental is approved. The parking lot outside our security gate is for the Park and under the jurisdiction of Highways Dept. The final item of concern is the fact that we are a gated community and allowing vacation rentals would jeopardize the security of Reflection Point as our Gate security code would be distributed to the renters and therefore possibly the general public. In closing we are not in favour of the RDOS adopting the approval of this Temporary Use Permit for Vacation Rentals.

Regards
[REDACTED]

Lauri Feindell

Subject: FW: Temporary Use permit for Lot 3, 8401 - 120th Ave Osoyoos

From: [REDACTED]
Sent: September 11, 2024 7:58 AM
To: Jerritt Cloney <jcloney@rdos.bc.ca>
Subject: Temporary Use permit for Lot 3, 8401 - 120th Ave Osoyoos

Temporary Use Permit Vacation Rental
3 - 8401 - 120th Ave Osoyoos B.C.
Strata lot 4, plan Eps2860 DL 2450s SYDY

Jerritt Cloney

NO, We are very much against the RDOS granting a Temporary Vacation Rental to Lot 3. The Owners of lot 4 had been renting their property for over a year so we have experience of the disruption that this type of rental causes to all the owners living around this property. This Street has 8 lots with houses. We are a private road with a Security gate and the only one entrance and exit. It's a dead end street. We have experienced lots of Loud Noise both on the property and the Dock area. We have vehicles parked on the street sometimes up to 6 (there is no parking permitted on this street). There is also 'No Overnight parking in the entire area. Bad language was also a problem. Since we are a Gated Community with all owners having Remotes or a Code to enter. All these renters will have to have the Codes (which is about 30 people a month) to enter. We are little bit scared that our Code will be out there to the general public. There never has been any Supervision during any of the rentals. A home this size is rented by very large families or combinations of friends and tend to be a Party Week-Ends. The rest of the homes here are owner occupied and we bought here to be in a Quiet area and not inundated with week-end renters. We are the [REDACTED] at the Gate and we see 1st hand the nuisance that this type of rental causes. We have No Objection to Annual Rental. To conclude we ask you to Vote against giving out a Permit.

[REDACTED]
Osoyoos

Lauri Feindell

Subject: FW: Temporary Use Permit Application A2024.017 8401-120 Ave. Lot 3

From: [REDACTED]
Sent: September 10, 2024 1:24 PM
To: Jerritt Cloney <jcloney@rdos.bc.ca>
Subject: Temporary Use Permit Application A2024.017 8401-120 Ave. Lot 3

Dear Mr. Cloney,

I am writing in regard to the above application for Temporary Use. As an owners of property located four doors away from the subject property, we strongly object to any approval of short term rentals [less than 30 days] in our small development.

As you are aware, there are only 8 homes on our side of the development and a like number in phase two. Permitting short term rentals will interfere with the quiet and peaceful enjoyment for the remaining owners of the property they purchased. The parking situation in the development is such that a maximum of two vehicles are able to park in each driveway and street parking is impractical due to space limitation and is not permitted. Allowing short term rentals with an occupancy of up to 8 persons would become intolerable due to the high volumes of renters coming and going over the busy spring, summer and fall season. In addition, the accompanying noise from the partying of people who visit vacation homes, would create a significant nuisance for those of us who live here full time.

The consequences of approving this application, will make it difficult for RDOS to decline similar applications in the future, compounding the obvious detriment to other owners and their right to a quiet existence.

Thank you for your consideration of this correspondence.

Sincerely yours,

[REDACTED]

Joint Owners - House



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** A2024.017-TUP

FROM: Name: _____
(please print)

Street Address: _____

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use**
3 8401 120th Ave

My comments / concerns are:

- I do support the proposed use at 3 8401 120th Ave.
- I do not support the proposed use at 3 8401 120th Ave.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application

1. The town of Osoyoos (adjacent) has banned rentals less than 30 days.
2. Parking on the applicant's driveway can accommodate 2 small cars at best. This means additional parking will be on the street which is already barely wide enough for single lane traffic.
3. Reflection Point was developed as a vacation/ownership property and the free hold strata has no mechanism in place to deal with renters for things like excessive or late noise issues.

Feedback Forms must be completed and returned to the Regional District prior to the Board meetings where the TUP will be considered.

NOTE: All representations will be made public 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.

Lauri Feindell

Subject: FW: 120 Ave, 8401 Unit 3, RDOS (A2024.017-TUP)

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: September 5, 2024 10:54 AM
To: Planning <planning@rdos.bc.ca>
Subject: 120 Ave, 8401 Unit 3, RDOS (A2024.017-TUP)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights based on the change in use and plans provided.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along 120 Avenue and the common property. The existing FBC(E) facilities do not appear to be affected by the proposed change in use.
- For any changes to the existing service, the applicant must contact an FBC(E) designer at 1-866-4FORTIS (1-866-436-7847) for more details regarding design, servicing solutions, and land right requirements.

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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Archived: May 12, 2026 10:07:24 AM

From: [Allan Plausteiner](#)

Sent: May 11, 2026 4:21:04 PM

To: [Planning](#)

Cc: [REDACTED]

Subject: Application #A2026.016-STR

Sensitivity: Normal

Archived: May 12, 2026 10:07:24 AM

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Dear Sirs,

I am writing in regard to the application for short term rental of property located at #3 -8401-120 Avenue, Osoyoos, BC

The noted property was permitted to be an STR a year ago for a period of one year. The current application, if granted, will allow this use for a period of 3 yrs. I think it would be very appropriate if someone from the RDOS came to visually assess the location of the subject property to even consider this application. The two homes to the south of unit 3, are in very close proximity to each other and to the subject property. Allowing occupancy of 8 people is unreasonable given the limited space. Last year vehicles were parked on what is a narrow street not designed to have vehicle parking, plus vehicles were parked in open space between house #5 and #4 which as a turn-around space with a "no parking" sign displayed. At times the two homes [unit 2 and unit 1] were totally hemmed in by vehicles.

We are full time residents and we found the extra traffic last year was a nuisance with numerous vehicles driving at excess speeds given the conditions. We purchased our property to enjoy the peace and solitude that this location offers, and we don't want vacationing people here without the guidance of the owners of the property.

We strongly object to the approval of this application because our right to enjoyment, peace and quiet are not being taken into account in this process. In addition, the issue of safety of pedestrians and pets. Paramount is the crowding at the end of the street for our neighbours in units 1 and 2.

Yours truly,

Allan Plausteiner
Gail Howell-Jones



Archived: May 12, 2026 10:01:24 AM

From: Phyllis SHERIDAN

Sent: May 12, 2026 7:35:49 AM

To: Planning

Subject: Short Term Rental #3-8401-120th Ave Osoyoos.

Sensitivity: Normal

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Planning,

We live at [REDACTED] Same street as the proposed rental. We are totally against this use and for a few reasons. First of all, this is a very family orientated street with most owners using their home for Family. This street is "Gated" with No Street Parking. Eight people is a lot of people, a lot of noise, a lot of cars. These are Weekenders and don't care too much about neighbours because they paid big dollars and can do as they please as there will be no supervision. We have witnessed an un-approved rental of this street a few yrs ago where there were 23 people in the house with cars all over the street. There is No Overnight Parking within walking distance. Our Objection is... This is NOT a Rental Street, there is No Parking, Partying, Music and late Noise has been our experience with an Illegal Rental on our street in the past. We are a Private Street with a Locked Gate for Privacy & Security and with Numerous Renters with GATE CODES defeats our Security.

* 8 Paying Guests could mean 16 people, it definitely isn't 6 people. WE ARE COMPLETELY AGAINST THIS APPLICATION FOT THE STATED REASONS.

Matthew & Phyllis Sheridan

[REDACTED]

Archived: May 19, 2026 4:16:15 PM

From: Jacqueline McArthur

Sent: May 19, 2026 3:37:15 PM

To: Planning

Subject: Application No.A2026.016-SRT

Sensitivity: Normal

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Hello

As residents and neighbors to the below mentioned application for Short Term rental we would like to submit our concerns for the acceptance of this application.

Application No.A2026.016-SRT #3 8401 120th Ave (Strata Lot 3,Plan EPS2860, District 24505,SDYD.

Our community is privately owned and gated for security and privacy. Access of outside guests not invested in the properties would create security concerns as FOBS or passcodes that should be privately used would become more openly distributed.

The use of the rental has a high risk of being used by gatherings that would involve gatherings late into the evening taking away from the lifestyle currently enjoyed in the community. Ownership of a home does make for good neighbors; rentals can bring a nuisance to the community that is unnecessary and complicates the leisure of lake life.

Limited parking is also a concern that could be at risk when renting to families unfamiliar with the limits.

Due to the reasons and concerns listed above we are unable to support the Short Term Rental Application.

Kind regards

Sean & Jacquie McArthur
[REDACTED]