

Lesley Gibbons

From: walt dodd [REDACTED]
Sent: January 7, 2026 9:16 AM
To: Planning
Subject: Public Comment – Opposition to Rezoning (Project No. H2025.017-Zone)

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To Whom It May Concern,

Please accept the following as my formal written submission regarding the proposed rezoning application referenced below. I respectfully request that this correspondence be entered into the public record and provided to RDOS Board members for consideration.

Public Comment – Opposition to Rezoning
Electoral Area H – Zoning Bylaw No. 3065, 2024 Project Number: H2025.017-Zone Public Meeting: January 7, 2026 at 7:00 PM

Submitted by:
Walter Dodd
[REDACTED]

Statement of Opposition

I am writing to formally oppose the proposed rezoning of the property located across from my residence from Large Holdings (LH / LH2) to Small Holdings (SH / SH3) in Electoral Area H.

My opposition is based primarily on groundwater availability and long-term sustainability, which I believe has not been adequately demonstrated to support the increased development potential this rezoning would create.

Groundwater and Well Supply Concerns

I have lived at my current residence since 2001. For most of that time, development density in this area has been very low, typically involving one to three neighbouring properties, with generally only one full-time residence.

All properties in this area rely exclusively on private groundwater wells, which are typically over 400 feet deep and have very low recovery rates, often less than 2–3 gallons per minute. These conditions have been consistent over many years and indicate a limited and sensitive aquifer.

The subject property has already drilled three wells, which strongly suggests that groundwater availability on the site is constrained. Rezoning to Small Holdings and Small Holdings 3 would significantly increase the potential number of future parcels and dwellings, and therefore the number of wells drawing from the same groundwater source.

Additional subdivision following rezoning would almost certainly require additional wells, increasing the risk of cumulative groundwater drawdown and potential interference with existing domestic water supplies.

Rezoning Should Not Proceed Without Water Verification

Rezoning is not a minor administrative change. It establishes long-term development entitlement and reduces the Regional District's ability to refuse future subdivision if water supply issues arise.

In my view, approving increased density without first confirming sustainable groundwater availability poses a serious risk to existing residents who rely on the same aquifer.

I respectfully submit that a qualified hydrogeological assessment should be required prior to any rezoning approval, not deferred to a later subdivision stage. Such a study should assess:

- Long-term groundwater supply
- Cumulative impacts of multiple wells
- Potential interference with neighbouring wells
- Aquifer sustainability during drought and low-recharge conditions

Without this information, it is not possible to determine whether the land is suitable for the proposed zoning.

Conclusion

Based on my long-term experience in the area, the documented low-yield nature of local wells, and the increased groundwater demand that would result from this rezoning, I believe approving this application creates an unacceptable risk to existing domestic water supplies.

For these reasons, I respectfully request that the Regional District of Okanagan-Similkameen deny the proposed rezoning, or at minimum require a comprehensive hydrogeological study demonstrating sustainable groundwater availability before considering approval.

Thank you for the opportunity to provide comment.

Sincerely,
Walter Dodd



Sent from my iPhone

Lesley Gibbons

From: Natalie Bailey [REDACTED]
Sent: February 17, 2026 10:49 AM
To: Planning
Subject: Project No. H2025-017-ZONE

Follow Up Flag: Follow up
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Hello. This is Natalie Bailey and Randall Watts. We are the owners of a property adjacent to the proposed rezoning application.

Our address is [REDACTED]

We have been away in [REDACTED] for some time and missed the feedback session.

We think the proposed rezoning is a good thing, however we do have two questions as follows:

1. Was adequate consideration given to the present, and more importantly future fresh water supply available to all properties along the proposed rezoning area. We are concerned that additional small holdings with higher needs ie. lawn watering and/or livestock could significantly impact the available water supply for all.

2. From the proposed drawing, it appears that one proposed lot adjacent to my property on the north end appears to encroach over our property line. If that is the case, it is completely unacceptable. Please confirm that this is or is not the case.

Thanks for your consideration of my comments and questions and I look forward to your response.

Regards,
Natalie Bailey
Randall Watts