

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Tracey Batten](#); [Shelley Schnitzler](#)  
**Subject:** FW: ATTN: City Clerk  
**Date:** November 5, 2019 1:27:46 PM

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**  
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**From:** Johanna Wilson <[REDACTED]>  
**Sent:** November-05-19 1:23 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** ATTN: City Clerk

For the City of West Kelowna's Council Consideration:

The [proposed development](#) at 3060 Seclusion Bay Road (Official Community Plan Bylaw No. 0100.50 and Zoning Amendment Bylaw No. 0154.83) directly impacts my property at 3175 Seclusion Bay Road.

Our concerns are as follows:

- The steep, unmaintained road access down Seclusion Bay Road is not suitable for additional density and year-round single family dwellings, especially in times of emergency with only one road leading in or out of the area.
- The proposal to develop an on-site sewerage system for 16 plus dwellings is not suitable for comprehensive development directly adjacent to Okanagan Lake. Consideration should be given to require this development connects into the Westside Sewer system, similar to the existing Seclusion Bay Resort.
- Seclusion Bay Resort cabins were constructed in the 1950's and should not be used as rationale to support new development outside of the urban growth boundary or along the foreshore.
- Additional short-term occupancy units is impacting the housing shortage across the region, raising the costs of living and housing affordability for all residents.
- The proposed "eco-villas" do not fit the form and character of this quiet, rural neighborhood.
- The proposed development is located directly in an urban wildfire interface area that has seen significant wildfire activity in the past.
- This proposal is not in keeping with the [West Kelowna Waterfront Plan](#) (pg. 40

& 51) that indicates the seclusion bay / goats peak area as a high conservation priority area.

Given the above concerns and lack of consultation with our community, I am **not in support** of this proposal. Please confirm that Brent Magnan and/or Jayden Riley has received.

Kind Regards,

**Johanna Wilson**  
**Real Estate Professional**  
**Royal LePage/West Kelowna**

