REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Electoral Area "D" Service and Boundary Configuration Study Committee Agenda

Wednesday, April 13, 2022
6:00 – 8:00 pm

Via Zoom
https://us02web.zoom.us/j/81732069379?pwd=eDlYaHFPeVo1K2oyWEkzWFJSTzU2dz09

PURPOSE From 6:00 pm to 8:00 pm on Wednesday April 13, 2022, the Electoral Area "D" Service and Boundary Configuration Study Committee will meet as part of the study. The Committee will discuss the feedback from the Open Houses, the proposed boundary options for the survey as well as the draft survey questions.

A. HOUSEKEEPING

- This meeting is being recorded
- Ensure to mute yourself except when speaking to reduce sound feedback.
- Reiterate project purpose / scope
- Format for including the EA Director/Alternate input on agenda items

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B. APPROVAL OF AGENDA

RECOMMENDATION 1
THAT the Agenda for the April 13, 2022 Electoral Area "D" Service and Boundary Configuration Committee be approved.

C. RECEIPT OF THE MARCH 9, 2022 MEETING MINUTES

RECOMMENDATION 2
THAT the minutes of the March 9, 2022 Electoral Area "D" Service and Boundary Configuration Committee be received.

D. CONSULTANTS - Sherry Hurst & Allan Neilson

- Open House feedback summaries
- Boundary Options
- Draft survey questions

E. NEXT STEPS

- Changes to meeting schedule to accommodate RDOS Board meeting
- Discussion of next steps with Province

F. QUESTION PERIOD

G. ADJOURNMENT

ATTACHMENTS

The following documents are included in the agenda package for the Committee's review:

- March 9, 2022, Committee Meeting Minutes (2 pages)
- Open House Meeting Overview (8 pages)
- Open House Feedback Forms Responses (overall – 16 pages)
- Boundary Options (16 pages)
- Draft survey questions (4 pages)

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Electoral Area "D" Service and Boundary Configuration Committee

MINUTES

Wednesday, March 9, 2022

COMMITTEE MEMBERS PRESENT:

Matt Taylor
Phyllis Radchenko
Vi Creasey
Myleen Mallach
David Forst
Kay Medland
Eleanor Walker
Bob Daly

COMMITTEE MEMBERS ABSENT:

Kerrie MacLean
Kurt Hiebert

EX-OFFICIO COMMITTEE MEMBERS PRESENT:

Electoral Area "D" Director, R. Obirek
Electoral Area "D" Alternate Director J. D'Andrea

GUESTS PRESENT:

Consultants Allan Neilson and Sherry Hurst

STAFF PRESENT:

Christy Malden, Manager of Legislative Services

The meeting was called to order at 6:02pm.

A. HOUSEKEEPING

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b. Ensure to mute yourself except when speaking to reduce sound feedback.
c. Reiterate project purpose / scope
d. Format for including the EA Director/Alternate input on agenda items

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B. APPROVAL OF AGENDA

THAT the agenda for the March 9, 2022 Electoral Area "D" Service and Boundary Configuration Committee be approved. CARRIED

C. RECEIPT OF THE FEBRUARY 9, 2022 MEETING MINUTES

THAT the minutes of the February 9, 2022 Electoral Area "D" Service and Boundary Configuration Committee be received. CARRIED

D. CONSULTANTS –Allan Neilson and Sherry Hurst

The consultants provided comments and statistics from the 5 open houses and the panel discussion. A full report will be provided and discussed at the next meeting.

E. COMMITTEE DISCUSSION

The committee members provided feedback on their observations of the meetings.

Comments included, but were not limited to:

- the Panel meeting was found to be very informative
- those who want incorporation and those who don't both have strongly held views and those views should be respected
- technology limitations were overcome after the first meeting and the hybrid method worked well
- the tone of the meetings was positive
- how might the committee understand things such as the Regional Growth Strategy and Fire response impacts more thoroughly?
- whether the Director appears to the public to be speaking on behalf of the committee?
- whether some neighbourhoods require additional time with the consultants and committee?

It was determined that the committee would put an additional monthly column in Skaha Matters to provide updates from the Committee to the communities.

F. QUESTION PERIOD

No questions from the public

G. ADJOURNMENT

The meeting adjourned at 7:32pm. CARRIED

RDOS Electoral Area "D" Services & Boundary Configuration Study

Open House Meeting Overview

MEETING 1

Date:	February 16, 2022
Community Focus:	Eastside Road South, including Skaha Estates
Attendance:	Online 15, In person 33 ** Does not include Committee members, RDOS staff, or consultants*

Questions/Comments (online and in person):

- Question about the sewer capacity, and whether upgrades are needed before Skaha Estates could be connected
- Comment that there was no reference in the study to the park provided by Skaha Estates Improvement District
- Governance – comments that the EA director does not have a lot of influence
- Comment that Area D is a large and diverse area to cover and represent with one director
- Request for examples from the director on where the RD system of governance has been advantageous and where it hasn't
- Road issues – school bus routes (snow plowing)
- Road to the landfill is poor
- Local contractor previously did an awesome job, but now the asphalt condition is poor. So at times, we have had good service, but now the road surface is poor
- Road maintenance is terrible and embarrassing, not to mention snow removal
- Note that Eastside Road has no shoulder for walking
- Disappointment that sewer is not imminent
- Desire for street lighting
- Another resident noted that winter snow clearance is even worse in Penticton – so you can't assume service would be better in a municipality
- Safety along Eastside Road is a concern – especially with no shoulder
- Question raised about paying for a municipal hall
- Question about whether municipality would give them the ability to change their BC Transit service
- Question about how many people from Skaha Estates wanted to be part of ok falls (asked for a raise of hands – 1 person did)
- Questions about comparison of service levels between municipality and RD
- Several questions clearing up who has jurisdiction for roads (i.e. not an RDOS service)
- Questions about timing for when sewer would be extended to the Skaha Estates area
- Question whether property taxes from OK Falls stay within OK Falls? Area D? Or are they shared across the region?
- Can you tell me if incorporation will address our water quality issues?
- Can you tell me if incorporation will help with development and the local economy?
- Note that incorporation is more relevant for OK Falls and the need to upgrade infrastructure to support new construction/development

- We clearly fall within the boundaries of Skaha Estates, but recently asked Skaha Estates if we can connect to their well system, and they (SEID) told us no. Can they just say no when we actually live within the boundaries?
- Where I am located I pay for my own garbage collection and I don't have water or sewer so I don't think i am getting value for my taxes.

Online poll:

- What community best describes where you live?

  Upper Carmi (0%), Eastside Rd N (6%), Eastside Rd S (41%), Okanagan Falls (18%), South of Okanagan Falls (6%), None of the above (12%), No Answer (18%)

- In general, do you receive good value for the taxes you pay for your local RDOS services?

  Yes (24%), No (12%), Undecided (24%), No Answer (41%)

- Does one electoral area director for Area “D” provide sufficient representation and influence in decision-making for your community?

  Yes (11%), No (42%), Undecided (0%), No Answer (47%)

- Do you view your community as one that has shared goals and priorities with surrounding Area “D” communities?

  Yes (11%), No (6%), Undecided (0%), No Answer (83%)

MEETING 2

Date:	February 17, 2022
Community Focus:	Upper Carmi and surrounding area
Attendance:	Online 13, In person 8 ** Does not include Committee members, RDOS staff, or consultants*

Questions/Comments (online and in person):

- Garbage/recycling doesn't come if road isn't plowed – went 6 weeks without garbage collection this winter
- Road maintenance is terrible
- Poor water at the bottom of the hill
- Water in lower Upper Carmi is an issue … discussion of whether there may be opportunities to hook into Penticton water (reservoir and line perhaps right there, or to be soon)
- Saliken Road – potential to expand a small portion of Upper Carmi into Penticton to get access to water for this area or address those issues (notes that the City plows the roads close by). Note about disappointment that this hasn't come to fruition already (discussions with the City have occurred in the past, and note that many of the residents along Saliken would like that).
- Can see the value in accessing grants that might not otherwise be options for our community, so maybe there is some value that we would receive through incorporation – ability to collect the same services, but get more value from incorporation
- Some people noted they are content with the level of service they receive
- Water line that Penticton might be running by Saliken – maybe the City of Penticton is for us because of the water source
- We don't have fire protection
- Value in the idea of Upper Carmi (upper portion) being part of an incorporated municipality with Okanagan Falls, and being able to go to our local municipal office to get building permits, etc. and having decisions made more locally for Upper Carmi
- When we moved here I did the research to make sure we had adequate water sources at the top, and I am happy with the way my system works, but can understand the concerns of those living in the lower are to find a solution for them
- Don't think that one electoral area director is enough representation
- I think that one electoral area director is enough
- I think we need representation from more than one person
- Is it hard for an electoral area director to keep track of an area that is so spread out?
- Fire protection is still an issue, but without pipes in the ground, or without a fire hall closer, it doesn't make much sense to have fire protection for them (the response time isn't good, so what are they saving once they arrive?). I think we are wasting our time (for Upper Carmi – not Saliken Drive)
- Our area is built on rock, so not easy to service. When they built the subdivision that is why they didn't service us with water, because its expensive and difficult.
- Trails could be improved

- Our area in Upper Carmi is much different from many of the other areas, because of our large lots, it sets us apart from other parts of Area D. We are not living in the city, and we moved here because this is what we like. We don't need a lot more things – we can live with the services we have, the nature we have.
- I don't see this community as having shared goals with the others.
- Leave me alone, charge me the least tax possible, and I will pay fees for what I use. If we were paying into something, paying more, I would want to be sure we could receive something for that.
- Noted that if the recreation area around us is improved (trails, outhouses, etc.) that would invite more people and encourage more use (and not sure if we want that)
- Policing – are concerned about people living on Crown lands in the bush, people are torching things up there, so if we develop trails and encourage more people up there, not sure we want to do that
- Not sure we have much in common with OK Falls, but we have some problems that need solving. Not sure if incorporation will be the way to address it, but we do have some issues that need addressing (water, fire, roads, garbage)
- How much funding was given for this part of the process
- Regarding water, does it have to be all or nothing? While living on Vancouver Island in East Sooke, we lived in the Capital Regional District and were on septic. However, we received municipal water from the District of Sooke. Might something similar be an option for Upper Carmi?
- Very informative evening. I learned much more than I expected that I would.

Online Poll:

- In general, do you receive good value for the taxes you pay for your local RDOS services?

  Yes (10%), No (20%), Undecided (15%), No Answer (55%)
- Does one electoral area director for Area "D" provide sufficient representation and influence in decision-making for your community?

  Yes (10%), No (20%), Undecided (5%), No Answer (65%)
- Do you view your community as one that has shared goals and priorities with surrounding Area "D" communities?

  Yes (0%), No (27%), Undecided (5%), No Answer (68%)

MEETING 3

Date:	February 23, 2022
Community Focus:	Eastside Road North, including Lakeshore Highlands, Heritage Hills, Vintage Views
Attendance:	Online 10, In person 28 ** Does not include Committee members, RDOS staff, or consultants*

Questions/Comments (online and in person): *(note – awaiting recording/online Q&A information)*

- Services – no bylaw enforcement, planning, parks
- Our system is like having to ask for permission to have services (RD model of governance)
- Desire for responsiveness and accountability
- Naming of the local park was an issue
- Comment that even with a municipality won't get "local" representation – it's no different (noting that council members may be elected from other neighbourhoods)
- Questions regarding municipal hall – clarification that really it's just an office space, and that calling it a "municipal hall" can suggest that it is something grander or more expensive than it may be
- Costs of council vs one electoral area director
- Comment that many are happy with the way things are – we don't get all the services – to me costs can only go up
- Transit issues and difficulty in working with the Traffic Committee & BC Transit to change service levels; would have more flexibility as a municipality

Online Poll: *(note – still awaiting results to be shared)*

- What community best describes where you live?

  Upper Carmi (0%), Eastside Rd N (0%), Eastside Rd S (0%), Okanagan Falls (0%), South of Okanagan Falls (0%), None of the above (0%), No Answer (0%)

- In general, do you receive good value for the taxes you pay for your local RDOS services?

  Yes (0%), No (0%), Undecided (0%), No Answer (0%)

- Does one electoral area director for Area "D" provide sufficient representation and influence in decision-making for your community?

  Yes (0%), No (0%), Undecided (0%), No Answer (0%)

- Do you view your community as one that has shared goals and priorities with surrounding Area "D" communities?

  Yes (0%), No (0%), Undecided (0%), No Answer (0%)

MEETING 4

Date:	February 24, 2022
Community Focus:	South of Okanagan Falls, including Sun Valley, Rolling Hills, Vaseux Lake
Attendance:	Online 7, In person 14 ** Does not include Committee members, RDOS staff, or consultants*

Questions/Comments (online and in person):

- Roads have no sidewalks or walking area
- Road maintenance (sweeping, snow clearing) is lacking
- Questions about higher level of bylaw enforcement
- Questions about the amount paid for water system (Sun Valley vs. Vaseux Lake), and what services that entails (hydrants) – why would they be paying so much for their water (comparatively)
- Questions regarding the tax exemptions that Farm Class and ALR properties get residence (that they would not benefit from in the event of incorporation)
- Questions about what funds the area would receive from the Province if incorporation happens, and in particular for roads – what does the province provide
- Availability of grants for roads after incorporation
- How to draw a boundary given the size of Area "D" is there any formula to know we can have a successful community given the large area
- How does a community provide fire service to this large an area
- Is there any opportunity to negotiate the provincial offer?

Online Poll:

- What community best describes where you live?

  Upper Carmi (0%), Eastside Rd N (0%), Eastside Rd S (0%), Okanagan Falls (12%), South of Okanagan Falls (25%), None of the above (0%), No Answer (63%)
- In general, do you receive good value for the taxes you pay for your local RDOS services?

  Yes (0%), No (0%), Undecided (11%), No Answer (89%)
- Does one electoral area director for Area "D" provide sufficient representation and influence in decision-making for your community?

  Yes (0%), No (25%), Undecided (0%), No Answer (75%)
- Do you view your community as one that has shared goals and priorities with surrounding Area "D" communities?

  Yes (20%), No (0%), Undecided (0%), No Answer (80%)

MEETING 5

Date:	February 26, 2022
Community Focus:	Okanagan Falls and surrounding area
Attendance:	Online 14, In person 51 ** Does not include Committee members, RDOS staff, or consultants*

Questions/Comments (online and in person):

- Want to get more businesses, need for more police presence, concern regarding derelict buildings, abandoned vehicles
- Would like a municipality to be able to petition the province for higher level of ambulance services
- Questions regarding ambulance service, discussion about whether a municipality have more control over level of service (note about fire department having callouts primarily for first response to bridge the gap, whether the fire department could request for an ambulance to be located here, etc.)
- Point made that both policing and ambulance services are provided by the province, and would continue to be provided by the province after incorporation, although you would have a council to advocate on behalf of the municipality
- Governance – EA director does not have enough influence with province (over MOTI, RCMP, 911 dispatch and response), control over rural provincial tax
- RDOS board meetings – whether you agree with the EA director or not, he has so little impact due to weighted and unweighted votes – limited ability to do things for this area
- Does the survey get mailed to every residence in Area D?
- Who can vote in a referendum (seasonal residents, who makes an eligible voter) – BC residents and property owners
- Do businesses get a vote?
- I understand if we incorporate we will not have our own policing, is that correct?
- Decision making process – are we providing feedback to help inform the boundary and the committee make the recommendation to the RDOS Board
- Economic development – question about how to invest money when my property isn't protected, and enforcement of bylaws isn't happening, if we do incorporate, will business owners have a sense of confidence that businesses will be more on the radar for bylaws or with RCMP – note that province would still be providing the service while a municipality is below 5,000 population, but have heard from mayors of municipalities with less than 5,000 who noted that they do have input on RCMP servicing and priorities
- Ability to have business licences, business improvement areas when you are a municipality
- Concern that policing is not available now, and noting concerns with protecting their property, and terrorize people on the beach, difficulty in even getting a sign on the beach
- The taxes that go to RDOS from Okanagan Falls, if we are incorporated, the taxes stay in Okanagan Falls
- On the advisory committees, such as the Advisory Planning Committee, we make recommendations but the RDOS Board can overrule us. They can choose to listen to us or not. Same with Parks and Recreation Commission.

- Grants that were supposed to be here, but instead it has ended up in Naramata

Online Poll:

- What community best describes where you live?

  Upper Carmi (0%), Eastside Rd N (0%), Eastside Rd S (0%), Okanagan Falls (41%), South of Okanagan Falls (0%), None of the above (0%), No Answer (59%)

- In general, do you receive good value for the taxes you pay for your local RDOS services?

  Yes (10%), No (26%), Undecided (0%), No Answer (64%)

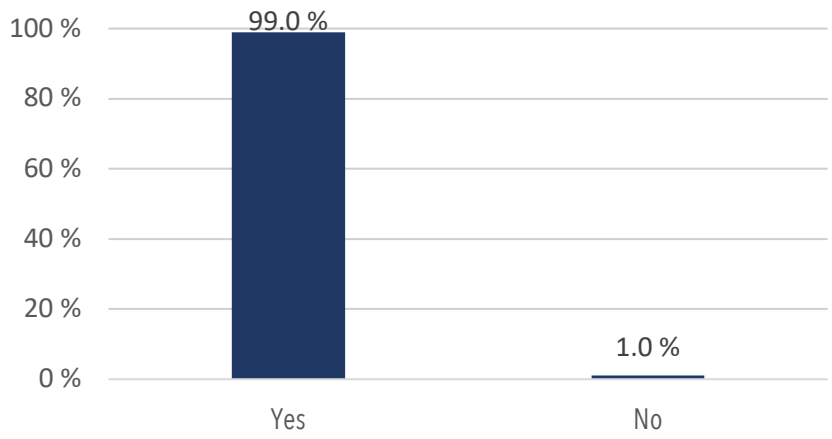
- Does one electoral area director for Area “D” provide sufficient representation and influence in decision-making for your community?

  Yes (9%), No (28%), Undecided (9%), No Answer (54%)

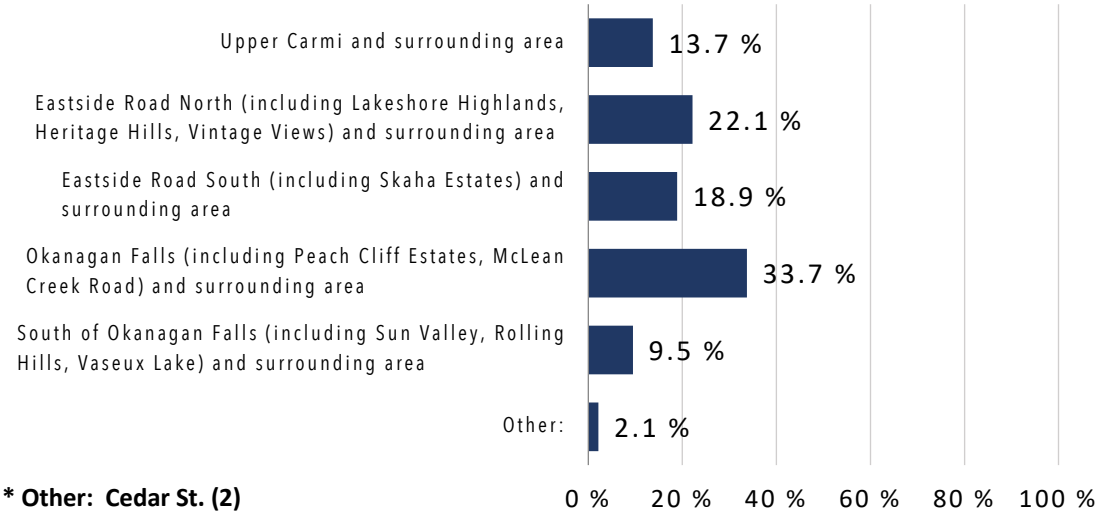
- Do you view your community as one that has shared goals and priorities with surrounding Area “D” communities?

  Yes (14%), No (23%), Undecided (9%), No Answer (54%)

1. Are you an Area "D" resident? (98 responses)

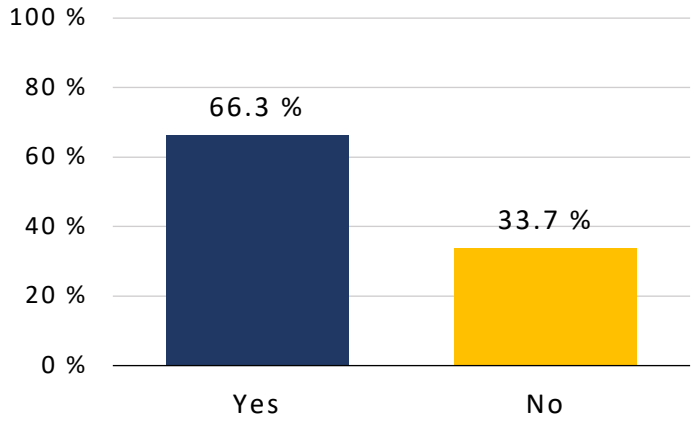


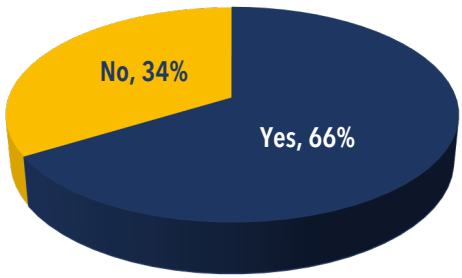
2. Which area below best describes where you live? (95 responses)



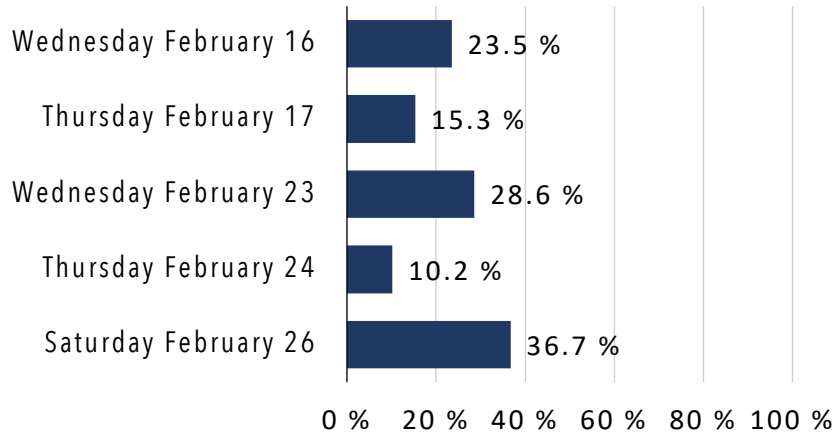
*** Other: Cedar St. (2)**

3. Have you reviewed information on the Study website located at rdosregionalconnections.ca? (95 responses)



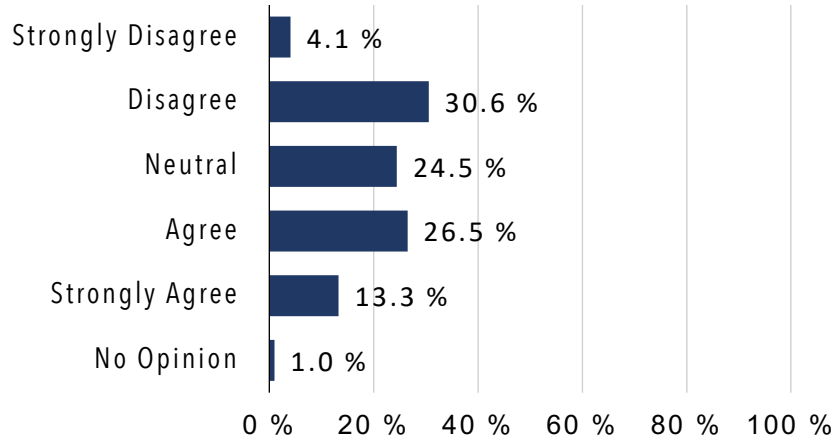


4. Please confirm which Area "D" Service & Boundary Configuration Study Open House(s) you attended. (Select all that apply.) (98 responses)

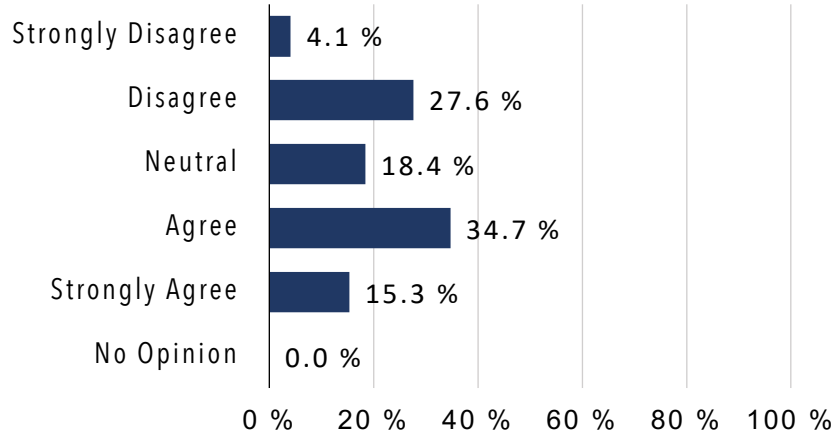


5. Please rate your level of agreement with the following statements:

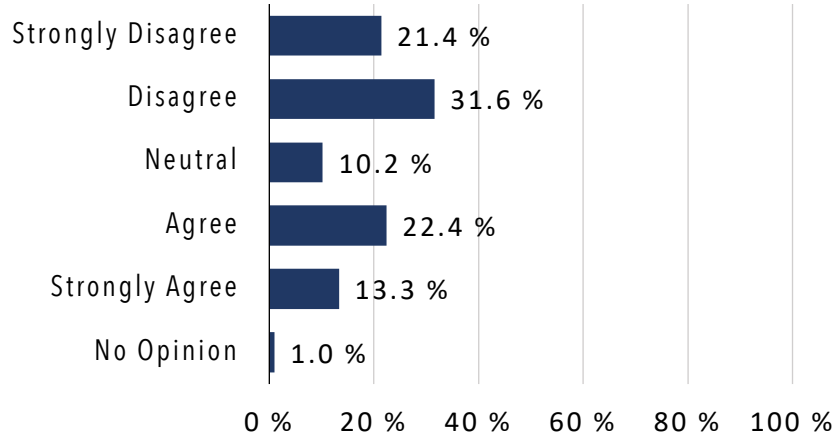
In general, I receive good value for the taxes that I pay to the RDOS. (98 responses)



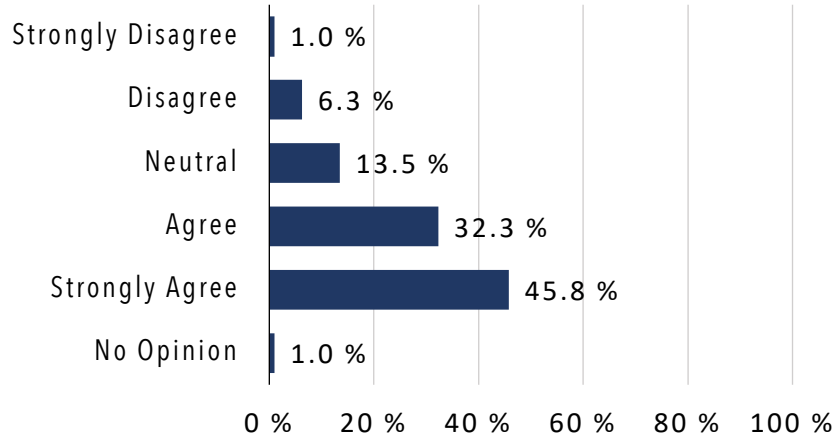
I receive a sufficient range of services through the RDOS. (98 responses)



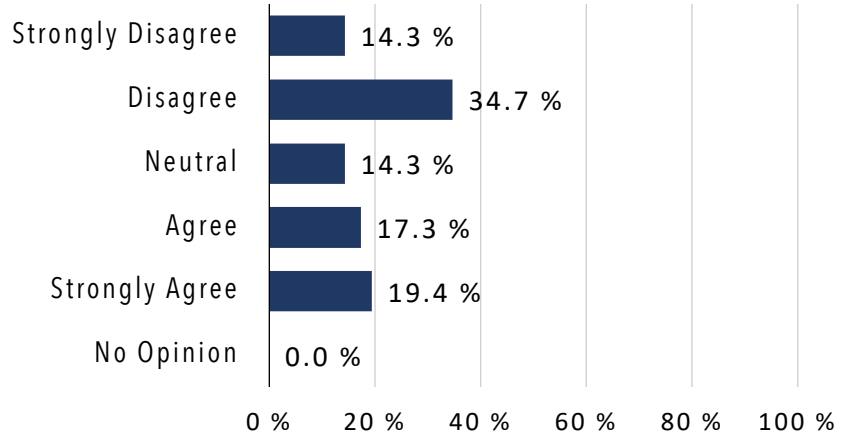
One electoral area director is sufficient representation for my community. (98 responses)



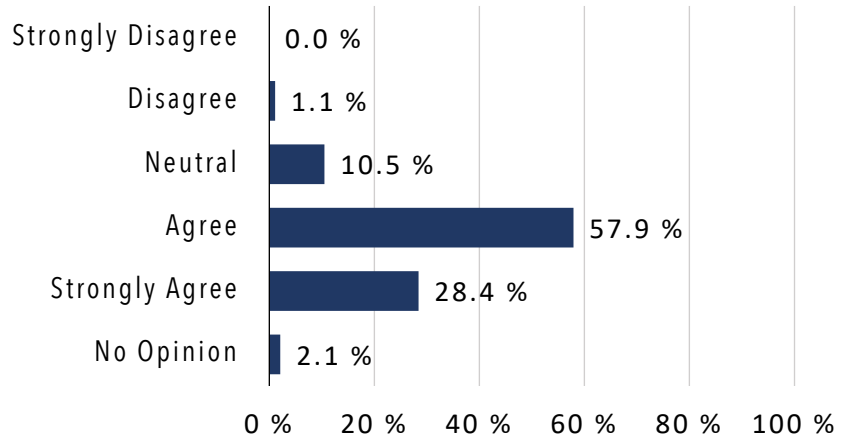
Having service decisions made locally is of primary importance to me. (96 responses)



The RDOS can continue to meet the needs and aspirations of my community in the future. (98 responses)



Materials shared during this Study and Open House have helped inform my opinions. (95 responses)



6. Do you have concerns or issues with the services provided to your community by any of the following providers? If so, please elaborate on your issues and/or concerns, including whether concerns are recent or long-standing)

a) The RDOS? (54 responses)

- They could do a better job of roadside garbage/ debris removal.
- RDOS doesn't do enough, even if Director fights, it seems like RDOS will take but they don't give back very much.
- Process for allowing Vacation Rentals needs to be addressed using a streamlined version.
- Fires.....
  Have Water storage for fighting fires in the summer on upper Beaverdell Road.
  Have Beaverdell Road in better condition to drive to Kelowna ..... It would save lots of fuel who travel to Kelowna
  As the fuel is going up it will save money and fuel and less accidents on the road. Hwy 33 is very quiet for trafic . Instead 1 hour it would be 30 min to Kelowna, bypassing Summerland, Peachland, West Kelowna, and the bridge, and less gas.
- Garbage collection in the winter.
- Not upholding bylaws, eg. too many trailers per property. Illegal dumping. Non permitted area fill.
- Sewer service? Not sure if this falls under the RDOS umbrella
  Use of the landfill
- Bylaws and enforcement
- No
- We realize this is not within scope (although we wish it were) to see our water/sewer managed by RDOS instead of private.
- I believe that the RDOS does not benefit OK Falls at all… It is far time to step up to the next level of Governance for this great little town.
- Happy

- Access to sewer
- Roads, sidewalks, recycling, lights, sewage, East side Road bike lane
- lights, sewage, Eastside road walk lane, recycling
- Not enough programs available through parks and rec
- Lack of bylaw services
  Don't get a response from province with road concerns
- Road maintenance
- All good with me
- garbage pickup, only one vote
- Road maintenance during winter (plowing and potholes)
  Slow to respond to issues with road
- Garbage
- Services are basic as per RDOS governance. Living on Saliken drive though we do not have the basic service of water wells already in this area. This is not being addressed by RDOS at all. We also don't have fire protection
- Garbage retrieval is affected by roads maintenance
- water
- water
  bylaw enforcement
- they should control our water and sewer. We have no voting or democratic rights. Our parks are poorly run, building inspection super slow, roads are never maintained and our grants are run improperly.
- lack of response in real time
- RDOS determines level of service - not adequate parks
- The roads - not hway 97 but vaseux lake crescent
  The water - taken care of with better funding
  The emergency provided - fire for example, there is not enough fire safety
- Appreciate all that parks and rec do/offer
  LOVE the library!
- proper road service
  water system
- high sewer costs due to previous RDOS mistakes, over reaching future service area. A bureaucratic nightmare, time consuming response time compounded of course by COVID. Currently five year concern for me.
- bylaw enforcement and not enough "checking" to ensure bylaws are being conformed to - long standing
  parks/trestle - decisions being made without input from local citizens - just since takeover by RDOS - recent
- insufficient representation in general
- town is ugly - no eye appeal, nothing here for tourists to stop and shop
  Unsightly yards and buildings
- Emergency dispatch not familiar with the region

- it seems the individual needs of the community cannot be served with the RDOS model - small things like decisions about parks in our area to big things like missing out on grants
- bylaw enforcement
- parks, rec
  money always turned down
- unresponsive to concerns. seems like they don't care. long term problem. bylaw enforcement, infrastructure, road repairs, planning, waste disposal, policing
- Not fair representation of our community needs meet
- problem yes, concerns - inappropriate services and ability for 1 director to try to get services etc/needs of area D addresses
- RDOS overhead cost
- Road maintenance - Philpott Road - East Side Road (cyclists), i.e. planters and tree pruning, etc.
  Garbage cancellation (still have to go to dump for stuff)
  Sewage (no service)
- Very limited service provided - public access needs more attention
  Garbage pick-up excellent
  Fire dept. excellent
  Parks and rec okay
- Inspection process and control of water and sewage - private operators are not held accountable and a bad actor goes for years with no meaningful action
- dealing with unsightly and potential fire hazard properties, street lighting in vaseux lake east side development, regular snow removal and street sweeping, fire hydrants in vaseux lake east side development.
- - have great difficulty that 18 other directors have a say in decisions affecting area D only
  - business licencing, permitting is agonizing
  - doesn't appear RDOS has enough resources or priority for area D
- snow clearance on side roads is not consistent
- bylaw enforcement non-existent, centralized parks and rec system has resulted in a deterioration of parks and programs in OK Falls. Shutting down a community-built quality ball field and attempting to prohibit jumping off trestle into lake are examples of knee-jerk reactions of RDOS staff. Parks and rec commission is toothless. Lamb property purchased by referendum 7 years ago - nothing has been done with the property in that time in spite of several studies except cheap lakeside rent for lucky tenant.
- first responder, bylaws
- Some are OK however we would better if you could discuss on our own
- Poor bylaw enforcement - pets on beach, derelict homes, vehicles, homeless persons living in cars on streets

b) The Province? (61 responses)

- Every road in Area D is in extremely poor surface condition
- There is so many rules in place to protect the province from spending the money they collect from our community. They never seem to want to give anything back. The roads are awful

and the laneways are the worst. I would like to see a volunteer ran office here again even if it only for a few hours a day. Just a presence!

- Road maintenance
- None
- Pave Beaverdell to #33 Hwy
  Fire escape for the valley residence (Plan - B) route.
- Snow removal.
- Poor roads, poor snow removal. Long standing issues.
- Community policing
  Sidewalks
  Safety Improvements at the crosswalk on Highway 97 and 10th
- Policing, ambulance
- Road Maintenance including snow removal.
- I have lived in Lakeshore Highlands for 40 years and road maintenance has steadily declined and is a result of sub contracting the services to an inferior company
- Policing ... We have very little to no police presence in the Heritage Hills area that we're aware of. Having said that we also don't appear to have very much crime probably due to being somewhat rural. We were told some time back by a Penticton police officer that the area between Penticton and Oliver including Kaleden only ever has one active police officer on patrol due to the low number of police officers available. This may now have changed somewhat, but based on observation... it is very rare to see any police in the area or along Eastside road or Okanagan Falls.
- The maintenance of our roads this winter was outrageously poor and inexcusable. A new road maintenance company should be contracted to replace the present one.
- The Province can always do better… but we have a very limited voice with them… a Mayor and Council is our first step in receiving more services from our Government.
- Keeping up with maintenance on our local roads is important
- Road maintenance could improve
  Policing could improve
- Poor roads, unsafe roads, poor access to walking/hiking areas, poor dog park, not sufficient off-leash space
- Skaha estates roads are not maintained properly. The pavement on Carmel Crescent is always crumbling and washing away
- Policing
- Road maintenance services have been degrading
- healthcare - we have no doctor
- Happy
- road maintenance, police coverage for upper carmi and beaverdell
- Policing the 201 above Carmi and Carmi road maintenance
- Road maintenance is not being done. Snow plowing has been very poor this year which has impacted garbage removal for 6 weeks as the trucks could not make it up the road.
- Roads maintenance is very poor

- road repair
- road maintenance
- They give us very little provincial grants in comparison to incorporated communities. Take a look at the COVID relief fund.
- road maintenance is terrible
- Fire safety
- continued fire protection rural areas
- the roads, service, repair, maintenance. Hwy 97 provides a thoroughfare for semis, making left hand turns virtually impossible many times. Side streets mainly ignored in regards to maintenance and repair.
- Roads and policing - at moment policing is not adequate, not fault of RCMP, just not enough manpower to ensure area is adequately secure - long standing
  Roads - people abandon cars and campers camp wherever on side of roads for periods of time freely now
- poor policing and emergency services
  poor street maintenance
- road service lacks good service
- makes decisions based on the needs of "many" - not to our specific community
- roads, we need to make roads safer in order to attract businesses/residents/visitors
  making OK Falls better for young families (childcare, schools, activities)
- Poor road repair and snow removal
  No sidewalks (not enough)
- Poor road maintenance
- Lack of productive policy, long ambulance response times
- policing - inadequate
  roads - "
  health services "
- policing - insufficient
  ambulance service
  management of intersections and crosswalks
- lack of street maintenance and snow removal
- no policing, no ambulance
  road maintenance
- same as above. unresponsive to concerns, no visual presence
- Parks and environmental protection is harmful to tourism on the beach
- problem yes! MOTI brutal and not meeting needs of area D adequately
- inability to obtain grants
- Better policing
  Better roads (i.e. East Side Road - cyclists and runners)
- Very poor road maintenance long-standing
  I have no problems with the existing policing however I might be one of the few without problems

- Road clearance is below average
- enforcement of no motors (gas or electric) on vaseux lake since it is a bird sanctuary, conservation department enforcement has been sporadic; more signage would be beneficial
- policing!
  businesses are regularly broken into, theft
  Road signage - current process to get highway/road signs is impossibly difficult, lengthy
- need turning lanes on highway to residential areas
- Roads - inability of RDOS to deal with crap/campers/abandoned vehicles on road allowances - a real impediment to beautification of the community. MOTI is a government unto itself with little accountability to the public.
- Policing
- We are too small to worry themselves about us - fires, floods, etc. are their priority - we don't count
- I do not feel that we receive our fair share of taxes in return
- Roads are in poor shape and when repairs are made they are for very small sections of road
- OK Falls classified as "rural" we really are not, so the policing is not enough

c) Other? (Please Specify) (32 responses)

- Add enough shoulder to main roads to at least be able to walk on without being hit. In some places on Eastside road the pavement edge is the start of a ditch or dropoff. This also a major biking area and there are zero bike lanes or even gravel shoulders.
- Our biggest issue is that there are no water or sewage systems that connect or reach our property.
- I have seen police have a office here run by volunteers, Grocery stores, camping and family's who were happy to be here, to live here or visit here. Now its like nobody cares about anything. This community needs to work together to make changes. Say Hi to someone! Come together and work as a team
- Garbage and recycling
- Fire escape
  Fire escape
  Fire escape
- Lakeshore Waterworks. Long standing issues. They are difficult to contact and provide little accessible information. No website. Not even a Facebook page. No one returns calls. Significant increases yet no visible improvements.
- The ability of the Irrigation District to service our existing area
  Empty buildings/storefronts
- Water
- Water- Private utility. Lack of communication.
- We have an AWESOME volunteer fire department and ambulance service, but they are situated in Okanagan Falls (and ambulance in Penticton we believe) which may be TOO FAR away in a critical fire or health situation. It would be amazing if a satellite file/ambulance service was closer by. This would also bring home insurance rates down.
- Incorporating will be no benefit to me.

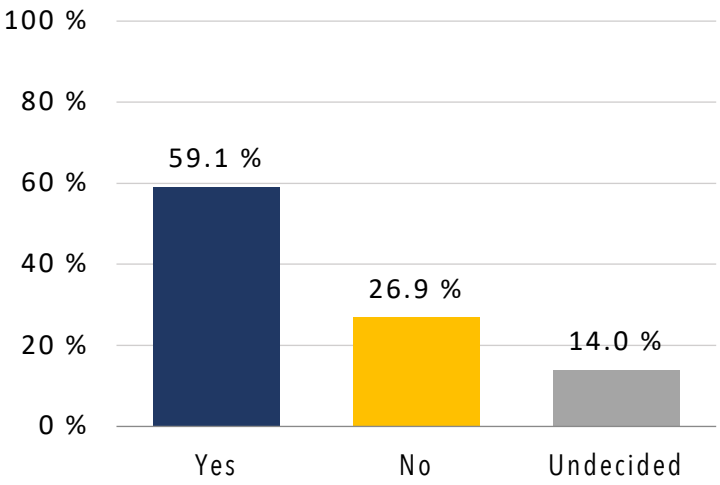
- I've lived at lakeshore highlands for 40 years and never had any issues with the RDOS. There is no need to incorporate for me. Do not want my taxes to go up as well.
- As I have only lived in OK Falls a little more than 1 year, my biggest concern at this point would be clean, safe, reliable drinking water which I believe Incorporation would be a big step in getting that better water. Telus could provide better service, again this is something that a City Council could chase…
- How will the new town hall be funded? Will taxes be used?
- Would like another north/south road to Kelowna
- We've contacted to have speed signs out on Cami and speed reduced and that's gone nowhere. It's like upper cami is not being heard.
- Private water and sewage utilities are now an issue with me
- Would like the sewage and water services for Vintage view to become a municipal service for better quality
- No more private water and private sewer. I will be repetitive on this on purpose. We way over pay for water and sewer. We need these to be public systems and part of property taxes. If we do not incorporate I would be interested in Heritage Hills joining Penticton.
- waste water/water service
  These are provided by a private contractor and are poorly managed
- Would like to have more of a voice in the community - not just one representative more of a democratic government for the people
- Policing is remote and slow to respond
- 1 director representing area d on the board has not enough Power to get own issues dealt with to community satisfaction - long standing
  Our water irrigation district board has been run by hardworking volunteers - it is time that educated professionals take over the system - recent and long standing
- frequency of transit
- bylaw officer for animal control needs to enforce the laws
- Police services, ambulance services
  Town beautification needed
  Street and highway lighting, speed signage
- inability to provide drainage services
  i.e. storm sewer and culverts
- OFID - not providing adequate services - 'folding' - RDOS not adequately manage area D needs
- None
- Policing - lack of dedicated rural policing prevents close contact of police with the community and its youth. All policing controlled by pentiction and sent to OK Falls if available.
- water - very concerning
- I am relatively new and believe the study should proceed.

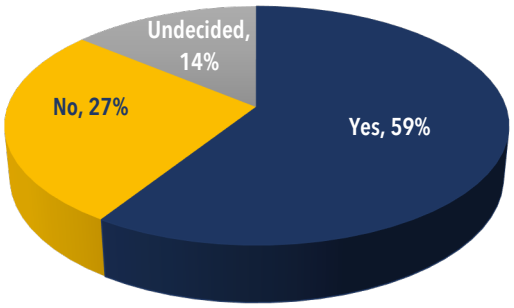
7. Please identify any services not currently provided to your community that you would like to receive. (44 responses)

- Water and sewage.
- Fire Protection
- None
- Secondary access roads, for fire egress primarily, to be better maintained.
- Municipal Water.
  Municipal Sewer System
- Major grocery store
  Health clinic
  Low income housing
- Municipal Water
  Municipal Sewer
- Bylaw management and enforcement.
- We have a need for sidewalks in our area.
- An RCMP Station would be number one, then maybe add an ambulance at our firehall.
- Happy with what is provided!
- I like living in the country!
- Access to sewer
- Hooked up to existing sewer
- A regular grocery store!
- Sewer service in Skaha estates
- Police presence
- bike path on the east side road
- Good
- Water to Saliken drive. Either we become part of the city of Penticton and have access to their water or work out an agreement that we can access it but still stay in our district.
- Fire protection
- Municipal road service for Vintage view
- Community water and community sewer. We are being ripped off by private companies.
- drinking water - waste water treatment
- GAS!! snow removal, fire hydrants, lake maintenance, firer optics
- natural gas/vaseux
- I would just like to see local autonomy with the local stakeholders making sound decisions in the interest of all the area and for the majority of the citizens
- police, ambulance
- sports and recreation services (i.e. rec centre - pool, etc.)
- infrastructure, sidewalks, better water systems
- "Ambulance station" and police station presence

- water meters!!
- Bylaw enforcement
- infrastructure development, economic development, bylaw, water
- oversight of drainage provisison
- bylaw enforcement, road repairs, infrastructure maintenance and improvements, waste disposal, planning, ambulance services
- bylaws and policing
- improved services necessary, grants necessary, independent governance of area necessary
- street lighting, fire hydrants, regular snow removal and street cleaning
- If the community is not able to have more autonomy in their taxes then incorporation may be the only solution.
- Ambulance service, definitely more policing
- Police and ambulance service
- food waste recycling
- policing, better water

8. Are you interested in your community being included as part of the boundary for any subsequent detailed incorporation study? (93 responses)





9. Please identify any concerns you would have if your community were part of the study area boundary in a future incorporation study. (46 responses)

- High Taxes. We are rural, not urban, and do not need street lights and sidewalks everywhere.
- higher taxes
- The city is growing up the hill, we need fire escape route to #33
- Increased taxes, change in boundary to segregate certain rural areas from their new incorporation.

- Significant increase in taxes.
  Still having private company providing water after incorporation.
  No plan to provide sewer lines to our area in the foreseeable future.
  Majority of population would be in Okanagan Falls and priorities may be focused on the needs of that area versus the needs of our community
- What services would be provided or upgraded with an increase in taxes?
  Who would our elected officials be and would they serve the best interests of the community?
- Increase in taxes but no improvements in services in our area.
- I am a senior on a fixed income and choose to live in a rural community, where I have lived for forty years, where my taxes are lower than they would be in a municipality, where services are billed directly by Fortis for electricity and heating, water is provided by Lakeshore Waterworks and we are on septic. I feel that incorporation will increase taxes in order to subsidize services required for people in the town of OK Falls south of us.
  Services such as policing costs, fire, road maintenance and municipal yards, road maintenance equipment, improvements to sewer and water, city hall, mayor, 5-6 council members, for the sake of development?, grants? ….
  that will not be advantageous to my community. We would not see any benefit to being a part of a municipality and the ensuing costs associated with it.
- Increased taxes & other service cost increases
- In order to go ahead with incorporation, we would need to see a pretty accurate "now versus then" financial accounting of what we would expect levied in taxation. Under incorporation we do expect that we would likely pay more than now, but a "yes" vote for incorporation will depend on how much more.
- Since I live across the Elementary School in the heart of OK Falls, I see only good things coming to our community through Incorporation.
- Lakeshore highlands is rural with private water,owner operated septic and no planned development in the future! Okanagan falls has different services and more importantly development plans that aren’t in our subdivisions best interest!
- Okanagan Falls already uses the tax base of Skaha Estates for programs that only benefit OK Falls, not Skaha Estates
- Higher taxes
- incorporation means higher taxes
- Skaha estates park
- Skaha estates park and water system
- I don't feel the services currently provided would improve - not convinced incorporation would be a good idea
- A community that cannot support a supply market, how can it support a corporation
- Increased administrative costs and taxes
- added layers of government bureaucracy
- Our area would not receive any big changes in the new plan for some years to come
- The increase for services not needed in Carmi
- Happy with the way things are
  Don't want to pay for things we don't use or only some people in area have

- Heritage hills way over pays for private water and private sewer. It is necessary that these become owned by the RDOS or incorporated Okanagan Falls, we pay 4-8x more for these services in comparison to other communities.
- What gets taken away as a RDOS community as opposed ti a municipality
- what benefits would occur for vaseux lake
- I am concerned regarding the few residents along the lower west side of green lake road. Surely their proximity should lead to inclusion of an OKFalls boundary.
- No concerns, just very interested in cost comparison
- none - go on with the study
- government grants would be useful
- Future downgrading of town not being incorporated
- Main concern is that if we went to mayor and council there would be more of an increase in taxes that we would no longer be able to live here
- Policy, healthcare, community economic development, taxes
- more policing, bylaw enforcement
- That it doesn't happen fast enough
- advise the majority of OK Falls/area D residents that taxes not sky rocket compared to what they pay now and keep reinforcing the benefits municipality provide over RDOS system
- costs (taxes)
- My concern is that you will make a decision, much like our sewer connection where your board seemingly arbitrarily decided it was too expensive without appropriate consultation from residents or a vote.
- Losing control of our park and water systems
- high tax means higher accountability for critical water and sewage service
- what will be the increased cost of our water service? Sun Valley (now under operation by RDOS) is so much more expensive from what we pay annually at vaseux lake
- No concerns - information is always valuable
- Our water smells
- Okanagan falls has a sewer system treatment plant in place. Should incorporation occur would residents of Okanagan falls be required to pay for the sewer in Skaha estates or other areas
- None

10. Other comments: (35 responses)

- Thanks for taking these steps and hopefully we can continue on to the next steps.
- We'd rather have the status quo over and other option that was presented.
- Thank you for asking
- As l have been told we the Upper Carmi residents are totally different from the other areas of area D. We moved here knowing what services were provided and are happy with what we have. l doubt that by joining a municipality would bring us any more services and yet we would have to help pay for services provided to the other areas.

- I am extremely happy with the excellent service provided by the Okanagan Falls Fire Department, OK Falls Parks and Recreation, the Okanagan Regional Library and the Penticton Regional Hospital.
- The RDOS was organized and helpful to those of us who were displaced for a week + during the fire in 2020, the RCMP were exemplary in aiding with escorting us out of the area and keeping our community and homes safe until our return.
  The volunteer fire department worked tirelessly to prevent the fire from destroying our neighbourhood until more crews could arrive from the Wildfire Service.
  We lived in Lakeshore Highlands before Heritage Hills was built, we endured the constant convoy of construction trucks degrading our roads, blasting of rocks, the pounding of a road for a new subdivision over almost an entire year, changes in the watercourse of creeks in the area causing flooding where no flooding had occurred before and I do not want more development.
  I am satisfied with the services currently provided by the RDOS and do not want to be included now or in a future incorporation study and want to remain a part of the RDOS and not a municipality.
- "Thank You" for a well put together first steps presentation. We are very interested in next steps to drill down on what incorporation would mean to our community.
- One sided opinions were offered.
- Let’s do this👊😎
- Area D director and his associates should understand we differ from Okanagan falls and he lives in heritage hills with a few of the associates!
- Concerns around the neutrality of the committee
- We need more information regarding how services would change/improve before making decisions on incorporation.
- What services does RDOS provide to the incorporated areas?
  So many slides bypassed
- I would be willing to pay for sewer
- water and sewer delivery costs are my only concerns. I am happy with policing (we don't have the population to change things) and road/highway maintenance is not a high enough priority to me. I am happy with all other services
- I don't see incorporating would benefit me in any way
- I am very concerned to learn that Heritage hills water would still be private if we incorporated. Please compare our $1000 a year for water with the other communities who have it part of their property taxes - you will see that we massively over pay!
- I feel communities are better service with local control and access to more grants
- services as far as choice of options instead of what is just provided
- Content as is! Do not wish to see us incorporated.
- In the past few years there have a number of old RVs parked for long periods in various locations. no one seems able to respond to this situation. Indicating a bylaw problem - need better control. "Homelessness' appears to be increasing. again need better support.
- With so many pockets of residential areas, there isn't a common appreciation for the history/beauty preservation of the unique area and a united approach to maintaining the history and celebrating and developing the economics of the area
- Tax increase? who pays for infrastructure and buildings to house services

- incorporate OKFalls can apply for provincial grants, which are much needed
- Need food shopping centres
  Sewer upgrade
- The current governance model is so complicated that it is intimidating to constituents. It's hard for people to know enough about whether it should change.
  More real life examples/scenarios are needed!
  Our area director does a phenomenal job
- until the incorporation study presents the comparison of costs we are unable to make informed decision
- I am deaf and use hearing aids. You are not using any sound projection system (mics) so most of what you are saying at this meeting I cannot hear.
- We are a small area that's a bedroom of Penticton
  There are very little problems that need looking into.
- Thank you, the presentation was very helpful, lots of info which you summarized and presented in digestible, easily understood groupings, learned a lot!
- Concern of course is how much will this cost versus benefits
- Very informative meeting
- I am 100% in favour of incorporation
- Most people in our neighborhood do not know anything about the survey. More people need to be aware of how to receive the survey.
  Incorporating will not benefit me in any way except raising my taxes .
- I’m relatively new to Vaseux Lake and am very interested receiving further information. I believe the study should proceed.

BOUNDARY ANALYSIS

As noted in the Boundary Considerations paper, determining a boundary is a critical step prior to initiating any Incorporation Study. Establishing a boundary for an incorporation study is a three-phase process involving data collection and review, establishing criteria, and gathering community input. The following provides a summary of key information analyzed, identifies options that emerge from that analysis, and assesses them against the criteria.

Data Collection and Review

Many of the factors considered in determining a boundary rely upon factual data that is collected and analyzed. Some data sources and information collected include (but are not necessarily limited to):

- Regional Growth Strategy and relevant policies
- Official Community Plan or other land use plans
- existing settlement patterns
- land use or zoning regulations
- population and population density
- Statistics Canada Census information
- local government services (all types) and service areas
- infrastructure master plans and/or proposed capital improvements
- local road networks
- property assessment class maps/information
- property assessment values
- Agricultural Land Reserve (ALR) and farm property inventories
- Conservation areas and Nature Trust of BC lands
- Provincial Park inventory

Community Input

The Study's open houses, in addition to the information shared online, provided an opportunity for all community members to learn about who provides services, how the current system works, and share perspectives on what is working well, as well as identify concerns or needs that are not being met. As part of the open house meetings, residents had an opportunity to learn about the process, ask questions, but also share information on services that were missing, need improvement, and identify other issues.

The Community Input collected thus far is summarized by community, and provided to the Committee in an Appendix. Highlights of some of the services and issues, as well as preferences regarding being incorporated within an Incorporation Study Area, are referenced in the data summary.

As with any qualitative input, there is always a range of perspectives and opinions shared. Just because concerns are identified in a certain area does not necessarily mean that the area will be included within an incorporation study. Conversely, just because some members of a community are uncertain of the costs or regulations that might occur in an incorporation scenario does not mean the community would be excluded.

Summaries by Community

An overview of the information collected from each of the communities Area "D" is summarized in the following tables (Figures 1 through 5).

Figure 1: UPPER CARMI and surrounding area

Factor	Comments
LAND USE & DEVELOPMENT	
Regional Growth Strategy	Upper Carmi is not identified as a growth area
OCP	The OCP notes that the community has limited subdivision potential, due to a combination of lack of servicing and Bighorn Sheep habitat.
Growth/Development Potential	Several of the lots are still vacant, so there are some opportunities for growth (buildings, not necessarily additional lots). The OCP states "There has been some discussion about reducing the minimum parcel size in Upper Carmi from 4 ha to 2 ha. In essence, this would allow twice the number of households that currently exist. Upper Carmi area faces a significant lack of infrastructure services required for new development. Also, the Upper Carmi area is identified as being within the habitat of big horn sheep and other environmentally sensitive ecosystems. For these and other reasons, property owners have not been permitted to subdivide their parcels and the 4 hectare minimum lot size is still in place."
INFRASTRUCTURE & SERVICES	
Infrastructure	The Upper Carmi area does not receive any infrastructure (water, sewer, street lighting) from RDOS or private utilities. Availability of water is an issue for the community, and there appears to be potential to negotiate with the City of Penticton given the proximity of some of the "lower" properties (Saliken Road) to upgrades needed for the Penticton water system (reservoir). Currently Upper Carmi is serviced by individual private wells, and several properties have had to import water to service their property. Local roads total approximately _____. The distance from the north end of the Heritage Hills/Lakeshore Highlands subdivision to Upper Carmi residential area is 12.7 km (of which 10.5 km are within the City of Penticton, and the last 2.2 km on Eastside Rd is within Area "D").
Services	Upper Carmi is outside the local service area boundaries for the Okanagan Falls fire, recreation, sewer, and water services. The area receives services provided to entire electoral area.
ASSESSMENT & TAX BASE	
Property Class	The area is primarily residential, with some campground and the Penticton speedway (business class).
Assessment Base	Total
Agricultural Land	None of the properties in Upper Carmi are within the ALR.
POPULATION	
Population Density	Area represents a rural residential cluster, but does not have significant population density due to the larger lots.
LOCATION & COMMUNITY CHARACTERISTICS	
Location/Access	The community is contiguous to the City of Penticton, and is separated from the remainder of Area "D" by Penticton, as well as Skaha Bluffs Provincial Park, Provincial Wildlife Management Area and some conservation lands owned by the Nature Trust of BC. One of the characteristics of this community is that the primary access from the remainder of Area "D" is via Eastside Road and connection through the City of Penticton. Therefore in order to service the area (such as maintaining local roads), the main entrance is through another municipality. This makes this community unique to access and service, and suggests that the most efficient servicing would be through agreement with the City of Penticton.
Environment	Much of the community is within the Penticton Community Watershed; some is within the Ellis Community Watershed. The area is noted as being Bighorn Sheep habitat. Much of the area is within the Environmentally Sensitive Development Permit Area or Important Ecosystem Area.
COMMUNITY INPUT	
Community	Mix of interest identified in the community at this stage – those who see the benefit of the additional representation and local decision making, and others who indicate that they were satisfied with the current governance. Service issues include desire for water and fire protection services. Note that neither of these issues would be resolved as a result of incorporation, but will remain ongoing issues that need addressing regardless of governance structure.

Figure 2: EASTSIDE ROAD NORTH (including Lakeshore Highlands, Heritage Hills, Vintage Views)

Factor	Comments
LAND USE & DEVELOPMENT	
Regional Growth Strategy	The general area is identified as a secondary growth area within the RGS.
OCP	A portion of the area is included as a secondary growth area in the OCP. A portion of the growth area boundary identified in the OCP represents Conservation Area, and land owned by Nature Trust of BC. Areas outside the growth boundary include Conservation Area and Parks and Recreation. Lands south of the growth area includes lands designated as Agriculture and Resource Area within the OCP.
Growth/Development Potential	Several of the lots are still vacant, and provide some opportunities for growth. Additional development is constrained not only by servicing, but also because the area is environmentally sensitive and borders Bighorn Sheep habitat (wildlife management area).
INFRASTRUCTURE & SERVICES	
Infrastructure	The Eastside Road North area has water and sewer provided to a portion of the community by private utilities. The status of these services as private utilities would be unaffected by an incorporation. Local roads total approximately _____
Services	In addition to the services provided throughout Area "D", the Eastside Road North area is included within, and represents the northern limit of the Okanagan Falls fire service area, the OK Falls recreation service area, and Heritage Hills receives street lighting.
ASSESSMENT & TAX BASE	
Property Class	The area is primarily residential. Area to the south includes approximately 10 farm class properties, as well as some wineries (business/light industrial property classes).
Assessment Base	Total
Agricultural Land	15 properties are within the ALR
POPULATION	
Population Density	The area has a high population density (relative to other areas of Area "D"), particularly in the Lakeshore Highlands, Heritage Hills and Vintage Views subdivisions.
LOCATION & COMMUNITY CHARACTERISTICS	
Location/Access	The growth area is located approximately 2.2 km south of the Penticton border, with a gap of 0.8 km between the south end of the Eastside North "secondary growth area" to the north end of the Eastside south "secondary growth area". Access to the neighbourhood is provided from Eastside Road, as well as via Parsons Road.
Environment	Much of the area surrounding the developed subdivision and agricultural areas are identified as Environmentally Sensitive or Important Ecosystem Area development permit areas.
COMMUNITY INPUT	
Community	Mix of interest has been identified in the community at this stage – those who see the benefit of the additional representation and local decision making, and others who indicate that they were satisfied with the current governance structure. Roads were referenced as a common concern. Concern expressed by several regarding their private utilities, and the rates paid to those utilities by residents. Note that private utilities can be acquired by either the RDOS or municipality, but that is beyond the purview of the study, and notwithstanding any provincial requirement, would depend on willing buyer/seller. Road maintenance was also noted as an issue.

Figure 3: EASTSIDE ROAD SOUTH (Skaha Estates)

Factor	Comments
LAND USE & DEVELOPMENT	
Regional Growth Strategy	The general area is identified as a secondary growth area within the RGS.
OCP	A portion of the area is included as a secondary growth area in the OCP. The growth area does have room for some subdivision, but not significant growth potential until the area is serviced by sewer. A portion of the growth area boundary identified in the OCP represents CA land that has been (acquired? By trust?) Lands to the south (west?) of the growth area (Area 5) include agricultural lands as well as resource area. Bordered by large conservation areas
Growth/Development Potential	Not much residential growth potential obvious, however if the area becomes connected to community sewer services in the future, that could enable more density to be achieved.
INFRASTRUCTURE & SERVICES	
Infrastructure	The Eastside Road South area has water and a local park provided by an Improvement District. In the event of incorporation the funds and reserves dedicated to this service would be transferred to the municipality, but would remain in reserves for that water system and park. The area was previously examined for potential servicing with a sewer. The Okanagan Falls treatment plant was built with the capacity to handle sewage from both Skaha Estates and Kaleden, neither of which are connected at this time. Local roads total approximately _____
Services	The Eastside Road South area is within the Okanagan Falls fire service boundary, and is also within the OK Falls recreation service area. This area has been identified as having the opportunity and potential for sewer connections to the existing Okanagan Falls sewer system (in terms of proximity and feasibility of connecting).
ASSESSMENT & TAX BASE	
Property Class	The area is primarily residential. Only two properties within the general area are designated as Farm Class property (one of which is also a winery).
Assessment Base	Total
Agricultural Land	The area has one larger property within the ALR off Eastside Road (winery) within the Skaha Estates neighbourhood, 5 others close by off McLean Creek Road, with a larger Agricultural land area located further south along McLean Creek Road.
POPULATION	
Population Density	The area has a concentrated population density (relative to other areas of Area "D"), and represents one of four areas within Area "D" with a cluster of smaller lots.
LOCATION & COMMUNITY CHARACTERISTICS	
Location/Access	Approximately 2.5 -3 km from "downtown" Okanagan Falls – closer to OK Falls as a centre than Penticton. (northern end of Skaha Estates is approximately 3.8 km from Penticton's southern border, but further to the Town centre). Linked both north and south primarily by one route (Eastside Road), McLean Creek Road links through to more rural areas to the east and south.
Environment	Much of the area surrounding the developed subdivision and agricultural areas are identified as Environmentally Sensitive or Important Ecosystem Area development permit areas.
COMMUNITY INPUT	
Community	Most residents surveyed noted being undecided; questions; assurance was sought regarding the community continuing to receive the benefit of the funds raised in reserves toward their water system and local park (it would). Lack of local road maintenance was referenced, and desire for sewer. Concern from some regarding the governance model (representation).

Figure 4: OKANAGAN FALLS (including Peachcliff Estates, McLean Creek Road)

Factor	Comments
LNAD USE & DEVELOPMENT	
Regional Growth Strategy	Is identified as a primary growth area.
OCP	The area includes a boundary for the primary growth area for Area "D" and encompasses residential (low and medium density, small and large holdings), commercial, Town Centre, industrial, institutional designations, in addition to some agriculture, parks, resource area and conservation area.
Growth/Development Potential	Several of the lots are vacant or under utilized, and provide some opportunities for growth. Majority of existing and potential industrial and commercial land is within this area. The area offers development and redevelopment opportunities.
INFRASTRUCTURE & SERVICES	
Infrastructure	Sewer and water services are provided to much of the area. Local roads total approximately _____
Services	The area includes the Okanagan Falls sewer service area, and is within the fire service boundary, and is also within the OK Falls recreation service area. The OK Falls irrigation district is undergoing a process to potentially convert the improvement district services (water, street lighting, cemetery and park) to regional district services.
ASSESSMENT & TAX BASE	
Property Class	The area provides a mix of residential, light industrial, business. This area holds the majority of the light industrial and business areas within Area D, with the notable exception of wineries, which are primarily in areas to the south and to the north of Okanagan Falls town centre. The area has the most diverse mix of property classes and assessment base.
Assessment Base	Total
Agricultural Land	The area includes approximately 20 ALR properties – half of which are adjacent to growth areas, and others that lie on the outskirts of the Town. McLean Creek Road includes another cluster or node of agricultural land and farms, located just outside Okanagan Falls to the east.
POPULATION	
Population Density	Majority of the area's population is concentrated here, as well as greater population density that is characteristic of more viable municipalities for service efficiencies. Census lists the population density at approximately 660 persons per km^2.
LOCATION & COMMUNITY CHARACTERISTICS	
Location/Access	Community is accessed via Highway 97 on the west side of Skaha Lake (Area "I"), Eastside Road to the east of Skaha Lake (Area "D", and Highway 97 continues south through Area "C" to Oliver, Green Lake Road to the southwest.
Environment	The community includes relatively few areas identified as Environmentally Sensitive or Important Ecosystem Area development permit areas. Most areas that are environmentally sensitive are located in the rural outskirts to the east of the Town centre.
COMMUNITY INPUT	
Community	While still a mix of interest, this is where the primary interest in being part of an incorporation analysis was generated. The majority of those who submitted feedback forms indicated an interest in being included within the incorporation study area for any subsequent study. Concerns raised were often in relation to existing services (so level of service rather than services not yet provided), so services where adjustments could potentially be addressed by the RDOS, although the needs are likely uneven across the service area (i.e. greater demands in Okanagan Falls than neighbouring communities). Primary concerns were raised regarding provincial services, including roads and policing.

Figure 5: SOUTH OF OKANAGAN FALLS (including Sun Valley, Rolling Hills, Vaseux Lake)

Factor	Comments
LAND USE & DEVELOPMENT	
Regional Growth Strategy	These areas are outside the growth areas identified in the RGS
OCP	OCP designations in these areas include large holdings, small holdings (Vaseux Lake), agriculture, conservation area and parks. In addition, the Crown Lands beyond the community are designated resource area.
Growth/Development Potential	Growth is less about the creation of additional lots or residences, and more in the development of agricultural/light industrial/commercial uses such as wineries. Vaseux Lake has limited or no additional development potential, and is fully developed, and surrounded by conservation area and parks. Vacant lands are constrained from development by environmental sensitivity, as well as protection as park and conservation areas. Vacant lands are constrained from development due to environmental sensitivity, as well as designation or ownership as nature trusts, wildlife preserves and provincial parks.
INFRASTRUCTURE & SERVICES	
Infrastructure	Water is provided to some of these areas through a RDOS water service (Sun Valley), as well as two improvement districts (Rolling Hills, Vaseux Lake). Local roads total approximately _____ (0.5 km of Vaseux Lake Crescent) Distance from south end of Okanagan Falls to Vaseux Lake is approximately 3.65 km Distance from Vaseux Lake to Oliver is approximately 12 km.
Services	The communities are within the Okanagan Falls fire service boundary, and the OK Falls recreation service area. All the areas are outside of the sewer service area. There are three separate water service areas – Sun Valley area is serviced through RDOS, Rolling Hills and Vaseux Lake are both small water service areas with water provided through two different improvement districts.
ASSESSMENT & TAX BASE	
Property Class	Sun Valley and Rolling Hills are agricultural areas. Many properties reflect more than one property class, including farm class, residential, and some light industrial (wineries) and business (restaurants, tasting rooms, etc.). The Sun Valley and Rolling Hills area includes approximately 28 farm class properties. About 25% of those included in the ALR do not have farm class.
Assessment Base	Where the farm class is not applied, these properties represent higher than average residential assessment due in part to the size of the properties, but also the level of improvements (large new homes, etc.)
Agricultural Land	Approximately 37 properties in the Sun Valley/Rolling Hills area (not including McLean Creek Rd node referenced within the Okanagan Falls area) are within the ALR.
POPULATION	
Population Density	The population density in the area just south of Okanagan Falls is low. Vaseux Lake community has a higher population density.
LOCATION & COMMUNITY CHARACTERISTICS	
Location/Access	The Sun Valley and Rolling Hills neighbourhoods are adjacent to the Okanagan Falls population area. Vaseux lake is 7 km from the commercial centre of OK Falls and 14 km from the same in Oliver. Vaseux Lake is approximately 3.65 km from the south end of Rolling Hills. There are some questions regarding portions of Oliver Ranch Road, given that the road does not appear to be gazetted or dedicated through a portion of the conservation area to the south, although the road provides access through to Highway 97.
Environment	Some of the agricultural areas are outside of the development permit areas, but several properties are included in the "important ecosystems development permit area". Fewer properties have the "environmentally sensitive" DPA designation.
COMMUNITY INPUT	
Community	Mix of interest identified in the community at this stage, but given the limited input and the distinct communities within this focus aera, opinions may differ between the individual communities or clusters. Maintenance of roads (such as snow clearing) appeared to be one of the biggest concerns, as well as bylaw enforcement.

Criteria

The quantitative and qualitative data have been compared to several criteria – many of which were referenced in the Boundary Considerations Incorporation Insights paper previously shared and reviewed with the Committee, to create some boundary options that use existing physical features to help create a cohesive community, and create logical, contiguous boundaries. Some more general criteria have been refined to reference more specific factors relevant in the community, such as environmental concerns (Bighorn sheep habitat), and conservation lands owned by Nature Trust of BC.

As noted previously, the importance of every criterion, combined with the reality that it is unlikely that any single boundary option will maximize or fulfill all criteria, is what makes selecting a boundary so challenging. Ultimately once the data are considered together, and compared with the criteria, several boundary options may represent equally viable options, each with their own rationale, strengths and weaknesses.

In developing the boundary options for an incorporation study area, key criteria included:

Land Use & Development

- Includes the Primary Growth Area identified in OCP & RGS
- Includes Secondary Growth Area identified in OCP & RGS
- Minimizes the amount of conservation areas (CA), provincial park (PR) and wildlife preserve areas that reflect sensitive environments and nd are not intended to support future growth, and do not contribute to the tax base
- Minimizes the amount of agricultural land within the boundary
- Represents area large enough to allow for future growth, but sufficiently compact to facilitate efficient and cost-effective servicing
- Existing settlement areas are kept whole, and within the boundary

Population

- Population within the boundary exceeds 1,000, and is sufficient to sustain a resilient community, including long-term options for municipal candidates and representation
- Population density sets the area apart from its rural surroundings, and allows for the development of efficient infrastructure

Infrastructure & Services

- Includes the whole of individual local service areas for water, sewer
- Areas included are within the fire service area
- Includes entire local recreation service area
- Includes areas that have potential for sewer expansion
- Includes only those local roads necessary for efficient transportation network
- Minimizes orphan roads

Assessment & Tax Base

- Includes properties that together cover a range of property assessment classes
- Creates an assessment base that is significant in value
- Creates an assessment base that is significant in diversity, including capturing as much industrial and/or business class areas as possible
- Excludes Class 9 farm properties from municipal boundaries

Community Input

- Preferences expressed by the community
- Settlement areas or communities are left whole, either inside or outside the boundary instead of dividing communities that identify as a node or place
- Communities that identified Issues with services or service levels, where incorporation provides a potential solution to those issues, are included in the boundary
- Communities that identified Issues with governance, where incorporation provides a potential solution to those issues, are included in the boundary

Boundary Options

Based on the criteria, the following general recommendations result from the analysis:

1. Upper Carmi community is not proposed to be included within any of the incorporation boundary scenarios. The area represents a rural area with larger lots, and without urban services. There is limited if any additional development potential, and the area has the unique distinction of being adjacent to, and accessed primarily through, an existing municipality. It is bordered to the south by a provincial park. If a higher level of services is needed for this area, it is more logical and efficient for those services to be provided by the City of Penticton.
2. Include Okanagan Falls in every scenario. This area represents the primary growth area, and the area with the existing urban infrastructure (sewer and water), as well as the mix of property classes and population and development potential necessary to sustain a municipality. Recommend the more rural and agricultural cluster of homes in the McLean Creek Road (close to the landfill) not be included in the boundary, to try to minimize the number of agricultural and farm class properties within the boundary. This cluster is outside the growth area, is not serviced by water or sewer, is primarily in the ALR and almost half of the 33 properties are assessed as farm class properties (in which case they would lose a portion of their tax exemption upon incorporation). In keeping with the logic regarding the wineries (see below), the two wineries on the edge of this community have been proposed to be included in the boundary.
3. Include the Rolling Hills and Sun Valley areas in all options, due to the wineries that represent a portion of the light industrial and business tax base, but also a key economic driver and defining characteristic of the community. Bringing the Sun Valley, Okanagan Falls and Rolling Hills water systems under one jurisdiction, given their relative proximity, is also likely to provide some service efficiencies and will enable the application of grants for these smaller water systems if required. Some of the adjacent agricultural areas also border industrially designated areas, and it is helpful to capture those properties that might receive any impacts together in the same jurisdiction for land use planning purposes.
4. The criteria and analysis of the two secondary growth areas provided no compelling reasons to include one secondary growth area and not the other. Both Eastside Road North and South contain pockets of higher population density. While it is possible to separate the two and consider a scenario that includes Eastside Road South and not Eastside Road North (the opposite would not be feasible) – the two are closely linked communities, and there is not significant rationale to recommend exclusion of the Eastside Road North from any scenario that includes Eastside Road South, other than if that is something identified by the community, or a strong desire to exclude the agricultural lands that bridge the two communities.

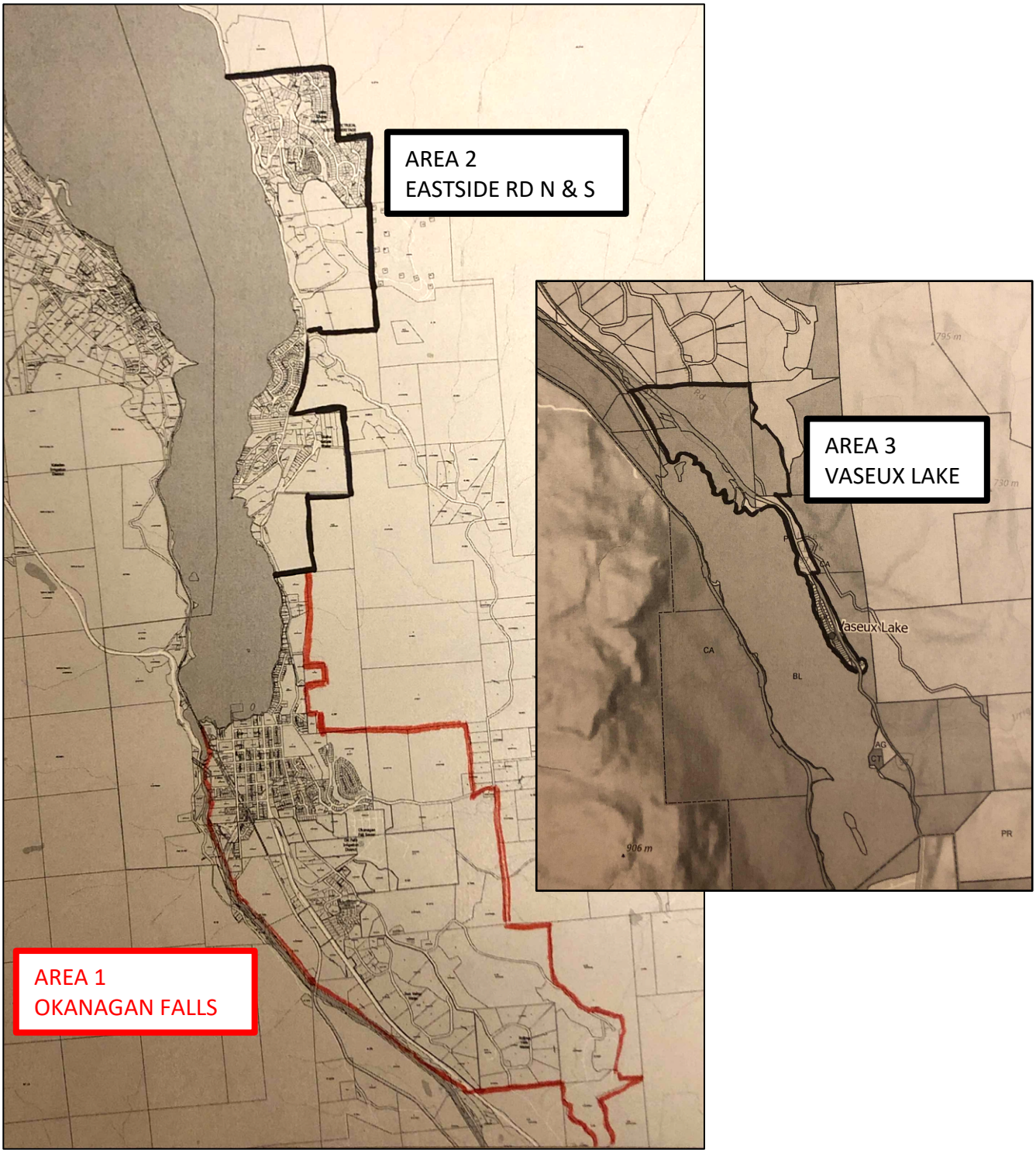
5. Vaseux Lake does not have any obvious land use, infrastructure or servicing reasons to be included within the incorporation study boundary – it is separated from the remaining community by provincial park and conservation areas, and has virtually no capacity to accommodate additional growth, either in the existing community, nor in the corridor that would "attach" the area to the remaining incorporation study area. While not located a significant distance from the Sun Valley/Rolling Hills area, and connected by provincial highway, the inclusion of this node provides for a slightly less efficient servicing of the roads. The area does represent a relatively dense cluster of single-family residential uses. The environmental sensitivity of the area limits the additional development or redevelopment potential of the properties. While there are no compelling reasons for inclusion, encompassing the Vaseux Lake community is not expected to be detrimental to a potential municipality from a tax base or servicing perspective. Encompassing the approximately 43 lots that comprise Vaseux Lake would require the inclusion of some conservation land and a provincial park, neither of which would generate any municipal tax revenues for the community. However, the additional servicing cost and burden is not expected to be significant given that the only local roads added would be approximately 0.5 km of the Vaseux Lake Crescent (although municipal services – bylaw, water servicing, road maintenance, etc. would travel the extra 3.65 km (one way) to get to the community). The additional assessment base that would be included if this community were part of the boundary is likely to support the incremental cost in services. Therefore, while there is no strong argument for including this area, it has been included within some of the options proposed to be shared in the survey to solicit additional feedback from this community.

Based on the above, the following options have been proposed for consideration in a community survey:

Proposed Options:

A: Area 1 (Okanagan Falls)
B: Area 1 (Okanagan Falls) + Area 2 (Eastside South and North)
C: Area 1 (Okanagan Falls) + Area 3 (Vaseux Lake)
D: Area 1 (Okanagan Falls) + Area 2 (Eastside South and North) + Area 3 (Vaseux Lake)

The three areas referenced in the options are illustrated in the following maps.


AREA 2
EASTSIDE RD N & S
AREA 3
VASEUX LAKE
AREA 1
OKANAGAN FALLS

Evaluation

While each of these four options is considered viable, a chart evaluating the options is shown to summarize how they meet criteria referenced previously, relative to each other. Figure 6, beginning on the following page, assesses the various communities using the evaluation criteria. The left-hand column in the figure lists the criteria. The other columns summarize how each option meets the criterion using a four-point scale:

- ● fully meets criterion
- ● mostly meets criterion
- ● minimally meets criterion
- ○ does not meet criterion

Comments are provided in the table to help explain the evaluation where necessary.

It is important to emphasize that the recommended boundaries cannot be expected to fully meet all criteria. Trade-offs between individual criteria are to be anticipated. For example, the desire to minimize ALR properties in the incorporated area needs to be balanced against the desire to include all service areas with the boundary, or to prioritize industrial and business property classes.

Figure 6: Options Evaluation

CRITERIA	OPTION A	OPTION B	OPTION C	OPTION D
LAND USE & DEVELOPMENT				
Includes the Primary Growth Area identified in OCP & RGS	●	●	●	●
Includes Secondary Growth Area identified in OCP & RGS	○	●	○	●
Minimizes the amount of conservation areas (CA), provincial park (PR) and wildlife preserve areas that do not contribute to tax base and are not intended to support future growth	◕	◕	◕	◕
	Includes some CA that border local roads needed for inclusion	Includes some CA that border local roads needed for inclusion	Includes some CA that border local roads needed for inclusion, as well as those needed to connect to the Vaseux Lake area	Includes some CA that border local roads needed for inclusion, as well as those needed to connect to the Vaseux Lake area
Minimizes the amount of agricultural land within the boundary	◕	○	◕	○
	Each option includes ALR lands. This option minimizes the amount included, but deliberately includes wineries and areas south of OK Falls due in part to the economic impact on the community and business/industrial tax base	Each option includes ALR lands. This option minimizes the amount included, but deliberately includes wineries and areas south of OK Falls due in part to the economic impact on the community and business/industrial tax base. ALR land between Eastside Road S. and N. is the connection between the communities.	Each option includes ALR lands. This option minimizes the amount included, but deliberately includes wineries and areas south of OK Falls due in part to the economic impact on the community and commercial/industrial tax base. Including Vaseux Lake does not include any additional ALR lands. (so same as Option A)	Each option includes ALR lands. This option minimizes the amount included, but deliberately includes wineries and areas south of OK Falls due in part to the economic impact on the community and commercial/industrial tax base. ALR between Eastside Rd S. and N. is the connection between the communities. Including Vaseux Lake does not add any ALR lands. (so same as Option B)
Represents area large enough to allow for future growth, but sufficiently compact to facilitate efficient and cost-effective servicing	●	●	◕	◕

Existing settlement areas are kept whole, and within the boundary	●	●	●	●
	Does not include all settlement areas	Includes the most populous settlement areas within the boundary	Does not include all settlement areas	Includes the most populous and most dense settlement areas within the boundary
POPULATION				
Population within the boundary exceeds 1,000, and is sufficient to sustain a resilient community, including long-term options for municipal candidates and representation	●	●	●	●
Population density sets the area apart from its rural surroundings, and allows for the development of efficient infrastructure	●	●	●	●
	Higher population density areas included; some rural areas included due to commercial/industrial contributions (wineries)	Higher population density areas included; some rural areas included due to commercial/industrial contributions and/or connections between higher population density areas	Higher population density areas included; some rural areas included due to commercial/industrial contributions and/or connections between higher population density areas	Higher population density areas included; some rural areas included due to commercial/industrial contributions and/or connections between higher population density areas
INFRASTRUCTURE & SERVICES				
Includes the whole of individual local service areas for water, sewer	●	●	●	●
		This option includes the areas that the existing OK Falls sewer treatment plant was designed to accommodate, and encompasses area serviced by private sewer.		This option includes the areas that the existing OK Falls sewer treatment plant was designed to accommodate, and encompasses area serviced by private sewer.
Areas included are within the fire service area	●	●	●	●
	The current OK Falls fire service area extends beyond the boundaries of all options.	The current OK Falls fire service area extends beyond the boundaries of all options.	The current OK Falls fire service area extends beyond the boundaries of all options.	The current OK Falls fire service area extends beyond the boundaries of all options.
Includes entire local recreation service area	●	●	●	●
	The current OK Falls recreation service area extends beyond the boundaries of all options.	The current OK Falls recreation service area extends beyond the boundaries of all options.	The current OK Falls recreation service area extends beyond the boundaries of all options.	The current OK Falls recreation service area extends beyond the boundaries of all options.

Includes areas that have potential for sewer expansion	●	●	●	●
Includes only those local roads necessary for efficient transportation network	●	●	●	●
Minimizes orphan roads	●	●	●	●
ASSESSMENT & TAX BASE				
Includes properties that together cover a range of property assessment classes	●	●	●	●
Creates an assessment base that is significant in value	○	●	●	●
	While sufficient in value, this scenario has the lowest total assessment base of the options	This scenario has higher total assessment base than options A and C	While sufficient in value, this scenario has the 2nd lowest total assessment base of the four options	This scenario has the highest total assessment base of the four options
Creates an assessment base that is significant in diversity, , including capturing as much industrial and/or business class areas as possible	●	○	●	○
	This scenario has the most diverse assessment base of the four options			While this option creates the highest total assessment base, the property class diversity is diminished due to the inclusion of residential areas of Eastside Road as well as Vaseux Lake
Excludes Class 9 farm properties from municipal boundaries	●	○	●	○
	Class 9 farm properties are minimized, but not excluded. Farm class properties are concentrated to the south of OK Falls in the agricultural area	Class 9 farm properties are minimized, but not excluded. Farm class properties are concentrated to the south of OK Falls, on the fringe of Skaha Estates and between Skaha Estates and the Eastside Road North subdivisions	Class 9 farm properties are minimized, but not excluded. Farm class properties are concentrated to the south of OK Falls in the agricultural area	Class 9 farm properties are minimized, but not excluded. Farm class properties are concentrated to the south of OK Falls, on the fringe of Skaha Estates and between Skaha Estates and the Eastside Road North subdivisions
COMMUNITY INPUT				
Preferences expressed by the community	Okanagan Falls community exhibited the most interest in proceeding with an incorporation study	Mixed community interest expressed during open house. Inclusion within a municipal boundary could be a means to	Unclear whether there is interest from the Vaseux Lake community to be part of a subsequent study	Mixed community interest in Eastside Road communities; unclear whether there is interest from the Vaseux Lake

		address some service concerns expressed (sewer, roads)		community to be part of a subsequent study
Settlement areas or communities are left whole, either inside or outside the boundary instead of dividing communities that identify as a node or place	Includes some nodes or communities, including areas south of Okanagan Falls. Excludes Eastside Road communities and Vaseux Lake despite proximity and shared services (fire, recreation)	Includes main population centres and Area "D" communities, including areas south of Okanagan Falls. Excludes Vaseux Lake despite proximity and shared services (fire, recreation)	Includes some nodes or communities, including areas south of Okanagan Falls. Excludes Eastside Road communities despite proximity and shared services (fire, recreation)	Includes primary nodes, population centres and Area "D" communities.
Communities that identified Issues with services or service levels, where incorporation provides a potential solution to those issues, are included in the boundary	Ok Falls noted issues regarding roads, safety, water service, bylaw enforcement and responsiveness to local concerns (also policing and other provincial services)	In addition to OK Falls concerns, road maintenance, bylaw enforcement, desire for water and sewer, and for both those services to be provided municipally (not privately)	In addition to those raised for OK Falls, Vaseux Lake noted some road maintenance concerns, and desire for more funding for water than that available through the ID	Combination of concerns raised in each community – sewer, water, roads, bylaw enforcement
Issues identified with governance where incorporation provides a potential solution to those issues	Some concerns regarding level of representation, desire for some local control and influence/input into policing	In addition to OK Falls concerns, representation issues and more local autonomy, input into policing	In addition to OK Falls concerns, some concern with governance model (one EA of 18 RDOS directors)	Combination of concerns raised in each community

Next Steps

The analysis and proposed scenarios are provided for discussion with the Committee. The Committee will need to determine if wants to advance all four options to the survey, or if it wants to propose changes to any of the scenarios prior to the preparation of the survey.

Electoral Area "D" Service & Boundary Configuration Study
Boundary Options Survey

Welcome to the boundary options survey! This survey is intended to gather feedback regarding different boundary configurations under consideration in the event that a future Incorporation Study is initiated by the province to study the impacts of a portion of Electoral Area "D" incorporating as a municipality. This feedback is therefore part of the current Services and Boundary Configuration study that will recommend a boundary for any subsequent Incorporation study that is recommended as a next step by the RDOS Board, and approved by the provincial Ministry of Municipal Affairs.

***** If would like to complete this survey online, you can find the link to the survey on the RDOS regional connections website.*** ***www.rdosregionalconnections.ca/area-d-boundary-options-survey***

What is an Incorporation Study?
For context, an Incorporation Study is a detailed analysis of the impacts to services and governance, including the cost and property tax implications, of a change in governance from the current model (regional district electoral area) to a municipality based on a specific boundary. An Incorporation Study would provide the comparative analysis of the status quo vs. incorporation as a municipality. At the conclusion of an Incorporation Study, the Committee that leads the study recommends whether to hold a referendum. If that referendum proceeds, then residents within the Incorporation Study Area have the opportunity to vote whether they want to incorporate as a municipality or not. The referendum results dictate whether the community (based on the specific boundary proposed) incorporates.

Those who do not live or own property within the Incorporation Study Area boundary will not be included in any incorporation, and would therefore not have the opportunity to vote yes or no in any referendum on incorporation. Identifying a boundary for the Incorporation Study Area is therefore an important initial step.

For further background, please refer to the backgrounder papers on Incorporation Studies, and Boundary Considerations available at **rdosregionalconnections.ca**

1. Which area below best describes where you live and/or own property:

- ☐ Okanagan Falls
- ☐ Peachcliff Estates
- ☐ Lakeshore Highlands
- ☐ Heritage Hills
- ☐ Vintage Views
- ☐ Parsons Road
- ☐ Eastside Road
- ☐ Skaha Estates
- ☐ McLean Creek Road
- ☐ Sun Valley
- ☐ Rolling Hills
- ☐ Allendale Road
- ☐ Vaseux Lake
- ☐ Saliken Road
- ☐ Upper Carmi
- ☐ Green Lake Road
- ☐ Kaleden Road
- ☐ Other _____

2. Please share your feedback on each of the options presented. A map has been included to illustrate the proposed area that would be included within any subsequent Incorporation Study Area under each of the options.

   a) OPTION A (Okanagan Falls)

      (INSERT MAP)

      i) I live in and/or own property within this incorporation study boundary option

         ☐ Yes
         ☐ No

      ii) I like this boundary because:

      _____

      _____

      iii) My concerns with this option include:

      _____

      _____

   b) OPTION B (Okanagan Falls + Eastside Road North + Eastside Road South)

      (INSERT MAP)

      i) I live in and/or own property within this incorporation study boundary option

         ☐ Yes
         ☐ No

      ii) I like this boundary because

      _____

      _____

      iii) My concerns with this option include

      _____

      _____

c) OPTION C (Okanagan Falls + Vaseux Lake)

(INSERT MAP)

i) I live in and/or own property within this incorporation study boundary option

- ☐ Yes
- ☐ No

ii) I like this boundary because

_____

_____

iii) My concerns with this option include

_____

_____

d) OPTION D (Okanagan Falls + Eastside Road North + Eastside Road South + Vaseux Lake)

(INSERT MAP)

i) I live in and/or own property within this incorporation study boundary option

- ☐ Yes
- ☐ No

ii) I like this boundary because

_____

_____

iii) My concerns with this option include

_____

_____

3. Please rank the incorporation study area boundary options from 1 to 5, in your order of preference, with 1 being your most preferred option:

   ___ Option A (Okanagan Falls)

   ___ Option B (Okanagan Falls + Eastside Road South + Eastside Road North)

   ___ Option C (Okanagan Falls + Vaseux Lake)

   ___ Option D (Okanagan Falls + Eastside Road South + Eastside Road North + Vaseux Lake)

   ___ I would prefer that an Incorporation Study not proceed

4. Please share reasons why you ranked the options in that order in Question 3.

   _____

   _____

   _____

5. Other comments:

   _____

   _____

   _____

Thank you for your feedback!