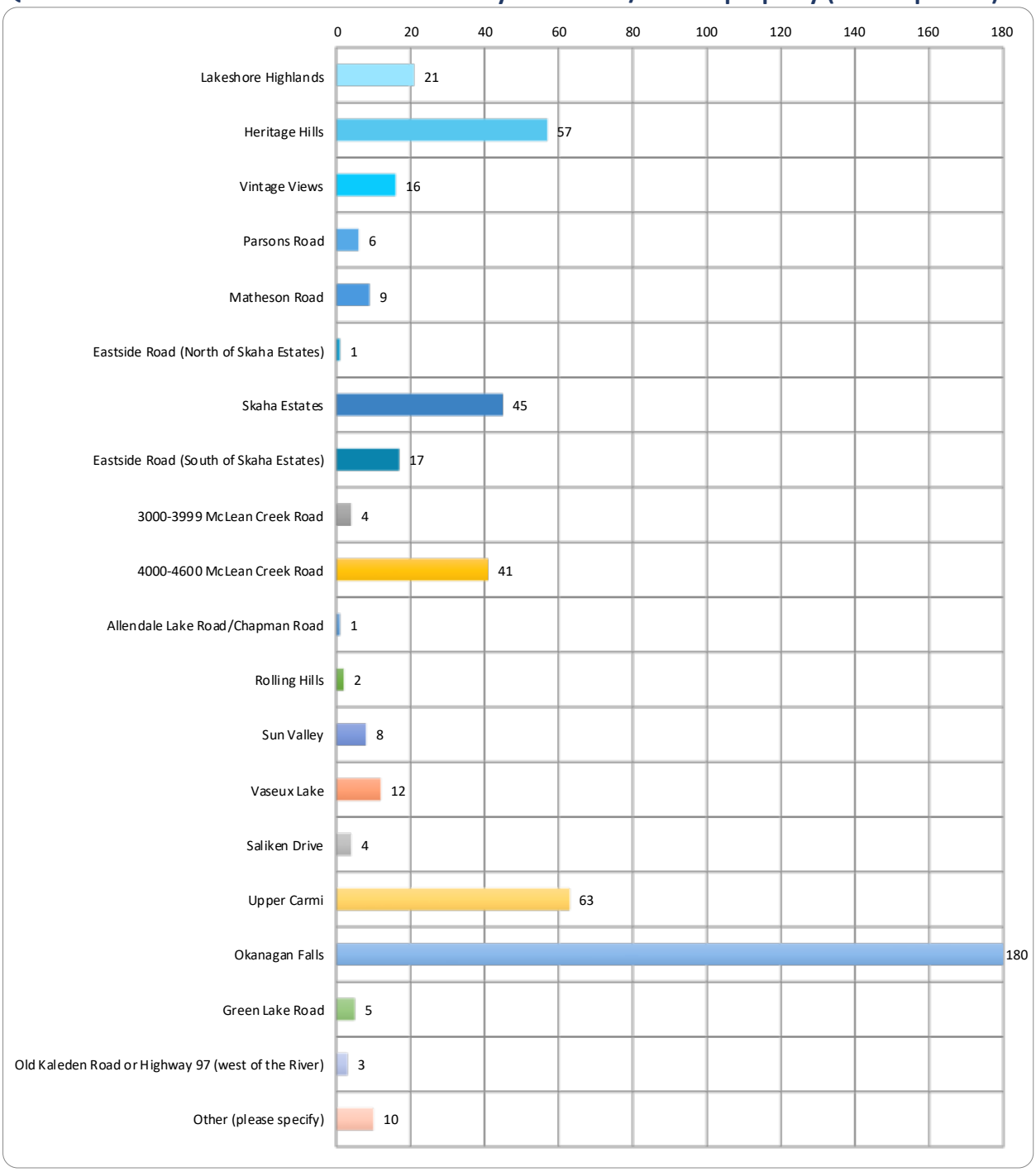
Total Survey Responses: 506

Q. 1 Which area below best describes where you live and/or own property (506 responses)



Other includes 1 Heritage Hills, 1 3000 - 3999 McLean Creek Road, 1 Skaha Estates, 2 Okanagan Falls, 1 Penticton, 2 Matheson Road, 2 Oliver Ranch Road

Q. 2 Please share your feedback on each of the five options presented, regardless of whether your property is included within that boundary.

a) Option A (Okanagan Falls)

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

Yes - 234
No - 220
Blank - 52

iv) I like this boundary option because: (165 responses)

- Best option for a varied tax base other than burdening residents to carry responsibility for the entire tax base
- within my area
- I don't live in this area
- don't like.
- I am 100% against incorporating
- It's not Incorporated
- Skaha Estates is NOT included
- I do not like this option
- If there is to be any incorporation in my view it should just be Okanagan Falls
- If the residents want it, great. There seem to be some real benefits to incorporation over regional governance so it might be a good idea for any RDOS area to be included.
- I do not like this boundary option.
- Why not include more to the south east Weyerhauser property and Mclean crk road
- Because I don't want any changes.
- I don't want any changes quo. Leave the present system as it is I don't want any changes
- I don't want any changes leave the system as it is.
- I don't like it
- small rural community quiet for retirement
- This option is divided into 2 by Shuttleworth Creek and connected by 2 bridges. This is a contradiction to the idea that properties on the west side side of the river are different as they are not "connected".
- Don't like this option - not inclusive
- It incorporates a town appropriately without sprawling through the hills
- The focus is primarily on Okanagan Falls
- Forms a compact town
- It's smaller. It doesn't include where I live
- This seems to be the most appropriate boundary for incorporation of the town of ok falls.
- Incorporation of Okanagan Falls will allow its own residents to more easily deal with their specific issues, independent of others in the region.
- The town would likely benefit from self-governance/being able to make decisions on local concerns.
- I like where I live the way it is and think only OK Falls will benefit so I think they should be the only ones in the boundary
- Will improve the townsite
- limits incorporation to main community of OK Falls
- It best represents the townsite/urban area of Okanagan Falls. I have little connection to the town, don't have the same issues.

Boundary Options Survey Results

- OK Falls needs the additional resources that incorporation will allow for
- it best shows okanagan falls as it should be
- Water has been an issue in OK falls and incorporation will help
- I like this option as it provides a distinct incorporation fur OK Falls Proper abd a good place to start. If the incorporation works well it could always be expanded to include a larger catchment area.
- Several of the systems (water, sewer etc) are well organized and established, then translates to lower future costs. Also this area has the potential + space to grow their tax base, residentially and industrially
- Most consolidated option; best industrial/commercial to residential tax base ratio; fewest roads to maintain; much of the area serviced by sewer
- Minimum area that would make sense to incorporate. most likely to encompass a group that has common interests and current similar service levels
- It is the most likely area to actually focus on the town. Heritage Hills and skaha estates seem to be just bedroom communities to Penticton and have very little interaction the the Town
- It covers the majority of residents who would be using town services
- Focuses on properties already receiving services, there will not be enough $ to expand sewer, etc outside this area
- It does not include my property
- It covers the residents in the area
- minimal need to expand infrastructure - water, sewer, etc
- Includes everyone
- It is more specific to the residents of OK Falls only. infrastructure costs will be much lower if not having to supply services which are geographically long distances away
- This best meet's my, Living in the Country.
- Majority of tax base and services concentrated within this boundary which I feel will result in lower property tax per household and business.
- Includes the main part of OK falls
- It is the smallest, densest area for servicing roads, sewer, water.
- It is fairly succinct and looks like it would have a good tax base from which to provide services.
- I don't
- It contains the base of OK Falls
- Infrastructure available at reasonable cost
- OK Falls should become a municipality so it can develop, monitor and regulate it's own area.
- If OK Falls community wants to incorporate then let them.
- People in this area have purposes and concerns different than the people living in million dollars houses up on the hills. This configuration seems quite homogeneous.
- the cost to maintain roads is expensive
- The "town of Okanagan Falls".
- It is the area that has the most interest in Okanagan Falls and has the most pride in the area.
- This option has the greatest population within the smallest area which reduces cost per person for sewer, water and roads
- OK Falls is more like a small town with outlying areas.
- The services are adequate for the size of this community and I do not wish to pay for services etc for any other location
- It includes all of the business area of the present Okanagan Falls
- I think that Okanagan Falls is large enough to stand on it’s, and focus on our own concerns and issues without worrying about supplying services to areas further away.
- It's small but it is the area that is in the most need of attention that a municipality can give it.

Boundary Options Survey Results

- It includes existing and potential businesses and vineyards without too many long roads to maintain
- it is Okanagan Falls, we don't need to split services, policing with other communities
- The boundary is already established, is compact and fully serviced, cohesive group now
- Its the best for our area
- It makes more sense from tax perspective. Not spread out
- It keeps things simple
- It includes the townsite and surrounding area but is not too large. There are growth areas with its boundary.
- This is a manageable area to begin to learn how to be an incorporated entity.
- I feel that it's our best option for both passing a referendum and having a successful incorporated town
- The resources and funding will directly go to much needed town of OK Falls
- Includes Okanagan Falls centrally with no other properties.
- The people that live within this area uses the stores and services in town, are are direct witnesses of the needs and the accomplishments therefore feel more like stakeholders which motivates participation that is essential for progress.
- Already established, compact, cohesive
- OKF is an existing community, not a collection of disparate / disconnected communities. Breadth of tax base. Sufficient 'critical mass' to operate legitimately as a municipality.
- It includes the largest population area being Okanagan Falls. Areas like Heritage Hills Lake and Vaseux Lake are too far removed from Okanagan Falls, there is no community connection.
- It includes the heart of ok falls
- least maintenance costs
- Highest concentration of population in Area D. All people in this option are directly and actively connected to Okanagan Falls. This option provides the best chance of establishing a successful incorporated town. There are few geographical/ economic risks
- It's not too big, and I probably wouldn't be taxed on infrastructure in areas outside of Okanagan Falls.
- has the primary growth area it is already identified in the growth strategy has water sewer in place has a light industrial business base if development would thrive here if incorporation should happen it would enhance community
- That's where I live
- I like this option and area of upkeep is relativity up to being looked after. (snow removal etc)
- I live here. The community would benefit overall from incorporation. Allow us to develop under local control .
- It keeps things tight without over-expanding, could possibly consolidate/expand the water infrastructure to include all properties
- I think Okanagan Falls should be its own entity dealing with its own problems and not taking on any issues with other areas outside of OK Falls.
- It seems to include the areas that I consider to be Okanagan Falls.
- It is unique on it's own. There are no connections with the other options.
- I am striving to provide economic development for the current and future population of the community. The infrastructure and potential for success is a blank canvas for being formed. I am honored to be a part of this grassroots venture.
- growth potential
- I feel that it makes the most sense and has areas for future development
- I believe Option A makes the most sense of all the options offered, but with an addition of more adjacent eastern properties.

Boundary Options Survey Results

- best option possible
- I don't think we need to add to the existing boundary. If we expand we will certainly add rate payers to the area but we will also be taking on the problems with the infrastructure of communities such as Skaha Estates and Heritage Hills.
- We are not inside the boundaries
- We’re not in favour of incorporation, the survey seems directed only at incorporation so this would be the option that would affect us less
- If the town of Okanagan Falls wishes to incorporate, it should just include the town and not the rural areas.
- This is fine if it's what the residents of OK Falls want.
- we would not be affected by the change
- It is the area known as Okanagan Falls
- Population and business growth will take place in this area
- It includes mostly smaller properties and not too many rural properties. The information I have received indicates that rural properties should not be included
- Traditional boundary
- It’s more then enough for current infrastructure
- It represents OK Falls not million dollar homes in Heritage Hills
- encompasses the main ok falls town and immediate area
- This area is concise & has the potential to show & accept growth
- If municipal incorporation is mainly to benefit OK Falls as a town, then it makes sense that the boundaries clearly delineate the town, as opposed to proximate smaller communities.
- Because it does not include Skaha Estates and Okanagan Falls would have to pay their own way instead of living off their neighbours as they do now.
- geographically makes sense
- Should there be a desire to incorporate, this is the only area that can be considered to not be a subdivision of Penticton. All of the other option areas do not include Kaleden, it is not logical to not include the east side of the lake.
- It's big enough, and leaves Outlying areas Out
- It leaves out the other areas, OK Falls town only.
- Okanagan Falls would no longer tax other villages for parks that benefit only OK Falls
- This is a large concentration of businesses, residential, parks and commercial properties.
- I feel it is about time we incorporate.
- Yes. No outline area .
- It focuses on OK Falls.
- I don't like it because it leaves out too many areas I feel should be included.
- Manageable size for a small town, easy to manage services.
- its one community
- If OK Falls is able to increase density/population in its central & sourthern areas then this may eventually be viable.
- This is the major physical location for incorporation. With current services already established. With anticipated growth happening it seems most logical! Current long delays from RDOS is a cry for local governance
- This is the most reasonable boundary option. It should just be for the town if at all.
- geographically makes sense
- It's where i live
- Logical boundary. Enough people reside in this boundary, with common interests and issues.
- This is the logical boundary.

- This would offer Okanagan Falls control of issues within their community.
- I do not
- I do not like this option
- It mostly includes the areas which really "belong" to Okanagan Falls
- It doesn't include the upper Carmi area
- It includes residents living on McLean Creek Road and keeps Okanagan Falls separate from Vaseux Lake area. I'd like to see this boundary expanded to include the 3 property north of the trestle bridge on the KVR
- This would give the Town of Okanagan Falls a greater voice in the RDOS
- lowest population and infrastructure burden with high assessment value and business area
- Okanagan Falls must be incorporated so much more available for our tax dollars
- Most of the businesses are located here. Already established as community hub
- If I am following correctly, A does not include Heritage Hills. If I am correct, I do not like this one.
- Don't like it.
- Includes myself and the main OK falls area
- I don't.
- I don't like this boundary
- it includes the primary OK Falls community and not the rural areas
- it encompasses Okanagan falls
- This is the current boundary
- It is the essential townsite core with reasonable existing infrastructure. Low hillside/steep slope components
- No, I do not want incorporation
- Not in favor of this option
- Could not care less
- It's OKFalls a real village. With residential area, a down town and an industrial area. Not an agglomeration of only house
- I don't want to have to pay for water and sewer for Heritage Hills or Vaseux Lake.
- Do not like
- The larger the community the more likely the enhancement of Okanagan Falls, including more services, restaurants and general upgrading of existing commercial properties.
- I don't like this option.
- it is not a good option
- No
- Small, concise
- Compact geographic area
- Focuses on needs of OK Falls, where I live

iii) My concerns with this boundary option include: (203 responses)

- The properties on Green Lake Road should not be included in the proposed boundary, we do not benefit from water or sewer from the "town". Anything west of the river should be removed from this boundary and proposal of incorporation
- Non of these boundary options are acceptable... Scrap the study and leave things as they are.. If is not broken don't fix it.
- Not enough tax base to warrant incorporation. Businesses are already struggling to stay in business in OK Falls.
- Not in favor of incorporation
- at the moment have no comment

Boundary Options Survey Results

- The area covered by this option are far too small and exclude major ex-urban development areas that have subdivisions within them and are not well served by the current unincorporated government structure which is inadequate and not accountable.
- Too small an area/population to accommodate increased expense of administration, roads & governance.
- Limits the former residents in the Okanagan Falls area.
- Excludes areas previously included.
- Not enough properties for the tax base
- Tax increases
- Just say no no and no
- I am opposed to the incorporation
- I do not want incorporation
- Boundary may be too small
- This boundary does not include Green Lake Road and these few houses are currently active members of OK Falls school, shopping, use of services etc. With walking access across dams and green lake road these homes from Hwy 97 to the bottom of “See ya Later” hill are already OK Falls community members and should be include
- Does not include McLean Creek Road
- What the world doesn't need right now is more red tape and government workers. This seems like a group of people just trying to create easy jobs of themselves. We don't need it.
- Does not include Upper Carmi District
- It does not include Upper Carmi
- I do not think there should be any incorporation because it will add expense without improved service. It will also add complexity to the administration that is not necessary. I am satisfied with the current administrative structure.
- I don’t want to make decisions for an area I don’t live in.
- I feel Area D will be better served if it includes all communities outline in option E
- Electoral Area D must be inclusive al all communities outlined in option E
- I did not find it fully informed the residents of this district, I have asked several and they are unaware of this survey occurring!
- I don’t want to make decisions for an area that I don’t live in.
- No big enough
- It excludes too many of the populated areas in area D.
- Needs to have more coverage of other areas
- I don't want any change from the status quo.
- As we learned last year we have to be careful about the amount of land we take responsibility to maintain. We want as much land as we can reasonably take care of and not get into forest fire problems or other issues.
- I don't like it
- Calling this Okanagan Falls is prejudicial to the outcome of the process since it presents, as is, a community that is meant to be the outcome of the study.
- It does not include some of the properties north of the bridge and east of 97
- None
- Financial cost and/or benefits are always a concern, but good leadership (town council) can help ensure harmony
- too small a tax base to provide services - admin will be top heavy
- I wonder if they can afford the cost of municipal governance.
- none

Boundary Options Survey Results

- None
- Includes farmland
- None - I feel this is most appropriate configuration.
- No concerns with this boundary or even staying in RDOS
- Least impacted population/property. Does it result in any incremental benefits that offset the incremental costs
- Just to make sure that it covers the acreages too
- should include properties on furthest east side of mclean creek road
- None.
- None
- Smaller tax base than other options
- Preservation of ALR lands, including vineyards, wineries and the associated principle residences.
- Too soon to tell. Unsure if we want to incorporate or not.
- Too much farmland in this boundary and too many water districts
- no concerns
- No concerns
- No concerns
- No Concerns
- a lot of non residential property here
- No concerns.
- No concerns
- NONE
- It doesn't include residential communities serviced by some existing utilities (Irrigation District)
- Too Small a tax basin to engage it larger capital projects.
- No concerns
- none, it is perfect
- No significant concerns
- None
- There is quite a bit of rural property. Not sure if this would be acceptable for those residents on farms, etc.
- It could include the near by area of East Side Road. South of MacLean Creek.
- Nil
- It is on the small side, size-wise, although there is potential growth.
- Too small of an area
- I have no concerns with this option.
- Seems to leave some vital areas out
- No concerns
- This is a fixed tax base.
- Possible tax increases but may be offset by careful financial management. We need the right people in management positions.
- I think there should have been an option for Okanagan Falls and Skaha Estates
- None
- Supporting current and future businesses for success. The ability to govern the shape and concerns of the owners will be more effective and directly understood by the mayor and council of our immediate neighborhood
- none
- I think it should include all properties up to 4062 McLean Creek Road, as well as all of Allendale Road and Chapman Road, plus include the dump too.

Boundary Options Survey Results

- needs to include more properties on mclean creek rd and allendale rd to the dump
- Police and Fire protection for Allendale Lake Rd and Chapman Rd
- I don’t feel that the local businesses will be able to carry the extra tax burden
- I am opposed to incorporating Okanagan Falls.
- It includes a large area outside of the town. That doesn't seem fair.
- Does not include East Side Road and Vaseux Lake,
- I have no concerns
- None
- There are several farms and vineyards included in the outskirts of the area that should not be included as the area that includes them is too rural.
- Tax base too small, room for growth
- Don’t want incorporation
- Kaleden and Skaha Estate, Heritage Hills can finance their own sewer disposal
- over development, protect some of the last alr lands, concern for wildlife ,as this and Vaseux are the main corridor east to west, sewer rates, etc
- None
- This is much too large an area, with too ,much agricultural properties.
- The tax base may not be wide enough to support services, and it may be too costly to be approved by enough residents. Also, residents of the other communities in Area D may want to access civic services within a municipality.
- Limited tax base therefore restricting growth of municipal services and community development
- no concerns
- Too many farm/vineyard properties that are likely to be negatively impacted by incorporation
- Nil
- No concerns as it is largest population in Area D
- I believe McLean Creek road to Skaha Estates and Allendale Rd be included.
- Excludes properties that share a common interest.
- Areas bordering on OK Falls are not included.
- It does not incorporate enough of a population that uses OK Falls as a central shopping and business hub
- I don't like it because it leaves out too many areas I feel should be included
- I think it should include more property to the west of the bridge.
- is there enough population and tax base
- Too small of an area
- This is the only potential option, but given that OK Falls has a population of approx. 2,500, that I wonder isn't enough to support services & infrastructure the community may want. Even Summerland that has 4 times the population has a financial challenge.
- This doesn’t include the people around who come here for activities, church, cafe, library, groceries
- I wonder about the region south of the town being included. Is that really fair to them?
- We on the river along Green Lake Road are being forgotten. The drop structure bridges connect us to the community. My kids walked to school and yet we are considered Area I Twin Lakes Kaleden Apex? Doesn't make sense, we support Ok Falls businesses.
- None
- Option A should include Heritage Hills & Skaha Estates for better tax base
- The catchment area is not inclusive of Lakeshore Highlands and Heritage Hills. Those residents will better served by an incorporated municipality and the residents within this boundary will be better served by spreading the tax/governance burden more.
- None

Boundary Options Survey Results

- Exclusion of McLean Creek Road and the half a dozen homes on the Southwest of Skaha Lake below the highway is ridiculous. This should be inclusive of connected satellite areas of Vaseux and Skaha
- Needs to move further East, boundary should be McLean Creek Road in Okanagan Falls
- The size of the municipality may be too small, future growth into outlying areas would have to be addressed sooner than later.
- Vaseux Lake is missing and Eastside Road as well
- None
- It includes properties/residences that are closer to Vaseux Lake. It doesn't include the 3 properties north of the trestle bridge on the KVR
- There is a disproportionate number of low income residences here. It doesn’t include the small number of residences on the west side of the bridge. I think it needs a broader tax base.
- There may not be a large enough population to sustain a municipal council
- potential cost of governance with smaller population
- Population is too small .
- Not a big enough population or tax base to support incorporation
- With Eastside Road we have so much more tax base and everyone in "B" option needs more central services
- Too small, doesn't include Eastside Road properties
- Not large enough tax base to be economically viable
- I am not included in this option - all or none
- too small and doesn't include outlying areas
- Limited growth opportunity, tax base too small
- If it does not include Heritage Hills, my preference is to not to use this study. It is also missing some properties very close to Okanagan Falls, in fact walking distance, which are just West of the town.
- too small
- Too small with limited population to be viable if incorporated.
- It’s too small an area
- Too small to be viable. Inconsistent services in area that is continuous.
- Toooo small
- Limited tax vase to develop an economically viable town
- excludes the other area of McLean Creek Rd. should have option to be part of boundary .
- Limited boundary for future potential growth and tax base
- It does not include Eastside Road and Heritage Hills.
- Too small of population. High taxes.
- It doesn't include enough properties from the whole area.
- This doesn’t include enough people in our area
- it is limited in growth
- Need a larger Population base for the Municipality.
- It does not have a large population base
- This area is to small for future growth
- We are not included.
- it doesn't include the whole village of OK Falls
- It is too small an area
- I do not want to be included in Okanagan Falls
- Does not represent other communities with interest in improvements
- It does not include enough communities within the boundary option and my community is not included.
- It does not include the remainder of the Okanagan Falls "community"

Boundary Options Survey Results

- doesn't include enough of area D
- It excludes a large portion of the Area D
- It does not include my region, Heritage Hills
- It is limited in scope
- Does not include the entire area
- No concern
- Does not include all the rest of us who consider ourselves part of Okanagan Falls.
- It doesn’t include all the area that is considered Okanagan Falls
- Our subdivision is not included in this option
- It doesn't include Skaha Estates
- It doesn't include Skaha Estates
- not really a concern, just think this community should not be split up
- Should be treated like a futur village with services and facility. NOT a suburbs
- It’s to small of an Area
- It’s not large enough
- Same as above.
- The area is highly centralized and excludes most agricultural areas and others that currently use Okanagan Falls services
- Has a limited tax base. Too small.
- I have no concerns
- My concern is that the area is not big enough to be a municipality and does not have enough homeowners.
- This would not be a large enough tax base to support the area.
- Does not include all residential properties of Area D.
- Not all residential properties of Area D included.
- Too small and not inclusive of residents w ho see OK Falls as their community region
- Smaller population base
- It excludes all other residents of Area D. This should be a democratic process where all residents of Area D can asses the benefits of incorporation.
- Option A appears too exclusive.
- My concerns regarding this option is that it excludes many homeowners
- Not enough tax base. INdustries will not consider this area because of too high of taxes and rules to make doing business sustainable Jobs in this area will be lost.
- Not inclusive enough
- Limited population base
- We need a larger tax base to incorporate
- Too small a tax base
- Seems to be an extremely small tax base to support the governance and utilities.
- Does not include Green Lake rd west of the canal.
- to small
- Excludes areas integral to the financial survival of OK Falls as a municipality
- Tax base too small to fund a municipality
- Does not include properties on the north west side of the lake or properties on the south east side of the river.
- Tax implications
- I own one of the few high assessment residential properties in this area
- not enough tax base for the cost of incorporation

- Does not include Upper Carmi - exploring the inclusion of upper carmi needs to be an option or we will not be able to make an informed decision about how we want our properties governed. We have just as much right to that option as anyone else in area D
- Property taxes and utilities will increase significantly. Don't want increases.
- Not interested in changing boundaries or incorporation

b) Option B

Yes - 299
No - 111
Blank – 96

ii) I like this boundary option because (180 responses)

- If it is not broke don't fix it.... Scrap the study
- More services available and easier to access
- No way
- I do not like this option.
- cheaper tax-wise with possible benefits
- i am not in favour of incorporation
- The combination of Okanagan Falls + Eastside Road residential properties 'may' be enough residential households to support the required area services. We hope to hear more details on this topic.
- Proximity from Heritage Hills to Okanagan Falls
- its own community
- It includes the area we live in.
- It includes the eastside rd area which is currently under represented
- Include
- No
- We are included
- don't like
- no
- I do not like this option
- As above
- I don’t.
- I do not like this option.
- I don’t like it.
- This area has a lot of residents and should be included
- Seems like a good tax base
- Like it because it takes in East side rd
- I don't like it
- Same as A. East side road should be part of OK Falls
- I do not like this option.
- I do not approve want to stay rural.
- I do NOT like this option.
- I don’t like it
- I do not want to be part of the incorporation
- A larger community provides more diversity and more tax revenue. The Eastside Road sectiosn would seem to be good addition

Boundary Options Survey Results

- a close knit community with a adequate tax base to provide services
- I do not want Heritage Hills to be included in the boundary.
- I don’t like it
- Adds additional residential properties and increases tax base
- I don’t like this proposal, Too many different priorities and issues at play.
- it might be the closest area to ok falls but should not be included
- I do not like this option
- Fairly concentrated residential population (population base increased) with minimal non-residential land. Should be similar interests in types and levels of service.
- Eastside road residences are almost exclusively Penticton orientated and would likely be at odds with the town center concerns
- More tax revenue from lakeside properties would help pay for incorporation costs
- It does not include my property
- It has a larger tax base
- If the residents of Heritage Hills and Skaha Estates were interested would be great however i would be fine and understand if they did not want to be a part of it
- Would hopefully result in an upgrade of Eastside Road
- larger tax base
- Too large with Neighbourhoods that deal more with Penticton than the Falls.
- Although the communities are not contiguous, there may be good reason to include them because of their closer proximity and tax base.
- It includes Skaha Estates
- Not necessary, do not approve
- No
- I don't like this option.
- I do not like this boundary option
- I don't like this option.
- I believe Eastside should be included
- It adds residential areas serviced by the Irrigation district
- Larger Tax Basin then Option a
- I don't
- It adds 2 communities that will add to our tax base.
- It incorporates a larger tax base
- I don't support this boundary option.
- More beneficial to have larger area
- I do not support this option
- More inclusive
- I don't like it
- It is an opportunity for businesses to be involved with an immediate neighborhood. Tourism draw along the waterfront is an excellent resource for showcasing the world of what this area has to offer now and in the future. Excellent business opportunities.
- possible growth
- I am opposed to this option!
- I do not wish Heritage Hills to be included!
- I do NOT like this at all.
- Has a bigger tax basis with East Side Road
- consolidates services,
- I do not like this boundary option and don’t want to be a part of it

Boundary Options Survey Results

- Do not like!
- Would be easier to service as a municipality. .
- Larger tax base
- NO
- No
- don't like
- The area has chances to show multiple growth
- Equal interest in incorporating as too many in the village of OKanagan Falls seem to resentful of any change to the village.
- We prefer this option as it covers more residential properties and is compact in area
- I think this option makes the most sense as I believe this configuration already feels most community related. This area would most likely share the benefits of municipal abundance commercial upgrades
- The tax base would be spread more broadly than just within the town of OK Falls. Eastside properties are proximate (to each other and to OK Falls) and residents there may want more civic services and amenities.
- I DO NOT like this
- Captures sufficient tax base (i.e. property assessment) to provide base municipal services as well as preventing the City of Penticton capturing this tax base and thereby hindering Okanagan Falls development of municipal services/infrastructure.
- NO
- NO
- This option adds a dew more communities to the service area
- The areas on eastside road should be included in the incorporation plan.
- Includes what I believe to be the residential properties that share a common interest.
- It includes Eastside Road.
- It incorporates a larger impacted population that uses OK Falls as a central shopping and business hub
- I don't like it because it leaves out areas I feel should be included
- larger population and tax base
- This would be a good framework for incorporation
- The largest population area with the most room for future residential and commercial growth.
- The largest population area with the most room for future residential and commercial growth.
- Eastside Road is a natural extension of our southern border. These established communities would enhance our service population and give these people better identity - not currently associated with Penticton
- Eastside Rd want to be in Penticton because OK Falls is too small town
- I am very much against this!
- mostly residential areas that could benefit from being incorporated
- It has a good tax base and represents what OK Falls should be
- More people, more resources - volunteers, financial
- It includes more homeowners, spreading the tax/governance burden more broadly.
- It includes our home in Heritage Hills
- It's the best combination of tax bases and both these areas are more likely to see additional development in the future requiring better services. coming years.
- It is The most populated area, with common needs, such as water, sewer, garbage & policing.
- It would potentially add more control over access to services for us, instead of having all our needs being ignored because the voting process overwhelmingly favours Penticton.

Boundary Options Survey Results

- I do not
- Large tax base
- It includes the area I live in and the most population
- It would provide a good tax base; there should be services to these increasingly populated areas
- Community is already growing together, not sure if the tax base can support the area involved, but I lean this direction.
- makes more sense to build a "functioning" municipality
- It doesn't include the upper Carmi area
- It includes a larger population.
- It does include areas of higher income/tax base.
- It would give a greater population base to sustain a council and needed infrastructure
- Highest assessment base
- Larger population base.
- Seems to make the most sense from a servicing and tax base perspective
- Appropriate population and tax base
- It is the most populated. Best tax revenue vest area of future development
- includes properties historically considered part of OK Falls
- Expands the tax base and economic area
- we are included in this area
- I'm included in this area and I support incorporation
- Adds 1100 voters, larger waterfront, more value wealthy suburb
- It includes properties on Eastside Lake Road, including Heritage Hills.
- Part of a bigger community and governance area for infrastructure services, area development, and environmental management. Develop a common vision long-term for the area.
- it is a little bigger
- Includes a logical extension of the Okanagan Falls area along the east side of Skaha Lake.
- This area is closely connected to Okanagan Falls
- Increased continuity of services north along Eastside Road. All of this area is essentially residential and should be thought of as a unit.
- it is more inclusive
- It secures a large tax base to support a healthy community and its services and infrastructure
- larger tax base, classed as OK falls now
- Larger tax base and has the potential of future growth
- It seems to represent the most urban locations within our current area.
- Closer to facilities
- I don't like this boundary
- It includes OK Falls primary and includes areas of growth
- It adds to the population base
- This is the current boundary
- This includes all the highest density of properties + high assessed values
- It includes our property
- It is more of the rural properties
- Represent my community and interest in improvements
- This option includes communities that are geographically associated and they share a common transportation corridor along Eastside Road. The proposed communities do not occupy a large area and are situated in a reasonably close proximity to each other.
- More inclusive choice
- It captures the predominance of residential properties in our area

- It's the largest concentration of tax base.
- More inclusive
- It represents the communities living outside of Penticton and not to close to Oliver.
- new to this community
- It includes Skaha Estates
- It includes Skaha Estates
- Skaha Estate already has theirs address and post office connected with OK Falls
- This is better the. Option a bit not great in my opinion
- More inclusive
- Includes more residences than Option A
- See answer to 3, Option A
- This option seems to be an intuitive area to be the boundaries for Okanagan Falls. The two areas are tied together by Skaha Lake and the area flows together.
- Includes more households
- It begins to include more properties to raise the tax base
- no
- This is the best in a situation that is not a financially feasible tax base.
- Larger population base
- larger and more diverse tax base
- I like this boundary because it seems like a natural cut off on both the north and south sides.
- Focuses on OK Falls and an area close by with similar interests in governance by an elected council; High valued homes adds to tax base.
- Covers a larger population and tax base.
- I think we should include all of east side to better suit the community
- our land borders East Side Road but not included in this option would like it included
- I believe this boundary to be a financially viable option for incorporation
- Includes a much higher tax area which could fund incorporation
- This brings more high assessment properties into the area.
- larger tax base

iii) My concerns with this boundary option include: (217 responses)

- If it is not broken don't fix it... Scrap the study
- A primary concern which seems to be voiced by a lot of people is the fact that the water system will remain privately owned. While there are other benefits to incorporating this represents a major expense to property owners that would not be offset
- None
- Taxes will go up....been there done that already
- Burdens residents to carry tax base for an incorporation to which I am strongly opposed
- i am concerned about the amount of money that will be needed for infrastruction enhancement
- We live in Heritage Hills, so our Sewer and Water systems are provided privately (Johnny Antjes). We understand that these services will NOT be affected at all by incorporation (no takeover). Would like better management of these services (takeover?).
- Not in favor of incorporation
- Possible study of inclusion of Kaleden
- I don't think it will make any difference to my area .Nothing will change.
- We will not benefit from this incorperation
- Too small an area/population to accommodate increased expenses of administration, roads and governance. Why doesn't it include Golden Hills at the top of Matheson Ck Rd.Creek

Boundary Options Survey Results

- None
- Limits the former residents in the Okanagan Falls area.
- Just the culvert replacement on McLean Creek would have cost approximately $1,200 per property for all of Area D
- Excludes areas previously included.
- Vote no
- I do not want incorporation
- Does not include McLean Creek Road
- I do not want Skaha Estates to be included in new boundary
- I do not wish Skaha Estates to be incorporated.
- Same as for option A
- Does not include Upper Carmi District
- It does not include Upper Carmi
- as above
- Cost of bringing sewer to Skaha Estates
- I don't believe incorporation is in my best interests and am happy with the RDOS
- I’m not interested in my area being in this study or incorporating my area.
- I feel Electoral Area D will be better served if it includes all communities outlined in option E
- Electoral Area D must be inclusive of all communities outlined in option E
- With these options, there seems to be a focus on geographic proximity. We are geographically disparate under the region, so geographic proximity isn’t necessarily a requirement, is it? It wouldn’t be a reason to dismiss including Upper Carmi.
- I am not interested in being part of the incorporation with Okanagan Falls.
- I want this area to remain a regional district and not a municipality.
- This boundary excludes too many developed properties whose services will likely be provided by an incorporated OK Falls
- Needs larger coverage area
- Should include McLean cr rd, dump area and the 7/8 houses west of the river
- I don't like it
- Different needs for these 2 locations
- There is likely no benefit for Skaha Estates, Heritage Hills, Vintage Views, Lakeshore Highlands, etc. Water is private and will likely stay that way. Is would be a significant cost to bring sewers up to Heritage Hills area and would likely not happen.
- tax increase with split areas
- Don’t want to be included in incorporation. Not enough benefits to residents of Lakeshore Highlands
- Includes where Inlive5
- I reviewed the information sent out with the last property assessment and see no real benefit to this region for what will surely be significantly higher taxes. Had better water management been offered, I might have been persuaded that it was beneficial.
- Too far from town center. Never go there accept to pass through. No affinity to OK Falls.
- Possible divisiveness between "the town" and "the rural" area residents
- The Eastside Road region would see no real benefit from incorporation but our taxes would skyrocket. It is unfair to include our region in the boundary. I am happy enough with the current services and do not wish to subsidize the town’s incorporation.
- As we are applying for Farm Status this would disappear so growing fruit would be unaffordable if farm status was discontinued. Also we just put in an expensive septic system and new well so don’t want to pay for unneeded services.

Boundary Options Survey Results

- Includes farmland, including my property, with the threat of loosing farm status and raising my taxes without any tangible benefit
- Conflicting needs, rural area shouldn’t be under control of town governance, nor should more rural area be on the hook $$ for town improvements
- I would prefer my neighborhood of Skaha Estates be excluded from incorporation.
- I do not want to incorporate - I feel the advantages are extremely limited. We currently have a robust water district and community already established and do not need the additional resources
- We want to keep the SEID improvement district separate from OK Falls
- minimal benefit for additional costs. I'm happy with as is
- hard to have a mayor and council decide on issues
- I am concerned with the changes that will result to our water system.
- Eastside Road adds very little other than residential tax base larger. Too many problems+costs re: H2O roads sewer + geologic hazard outweighs population tax base gain that all area residents pay for. No/little opportunity for industrial tax base growth
- Skaha Estates + Heritage Hills 100% residential, diluting indust/commercial to res. tax base ratio; more roads in Eastside Rd in poor condition
- Currently wide divergence of type/source of services provided. Could to difficult to get consensus on timing and revenue sourcing /allocation to get to the commonly desired service levels.
- I don’t think skaha estates residents will want to belong to the incorporation but I don’t live in skaha estates
- Higher property taxes because of the larger more expensive homes along east side road.
- water and sewer expansion is significant
- Physical distance for services and community engagement or involvement
- This is a far too spread out of an area for the existing population and growth potential of the Eastside Road area and would not be a win win situation for either ER or OK Falls.
- may effect a positive vote for OK falls if they feel eastside are not benefitting
- Much higher geographic area. Servicing for infrastructure would be costly.
- Too much farmland in this boundary and too many water districts
- Heritage Hills not supporting OK Falls
- Too costly
- Ok Falls wants to incorporate then they should incorporate the town only and leave the outlying areas with RDOS.
- Ok Falls wants to incorporate the town only that would be fine, leave the outlying areas with RDOS.
- expensive to maintain eastside road, too heavy trucks use it
- The people north of town think of themselves as not Okanagan Falls (many).
- Usually people in this area prefer to be either skaha estates or penticton. They don't see OK Falls in the same light as those living in option A.
- Area in this option is larger, and population is more spread out when compared to Option A which increases road, water and sewer costs
- It expands the boundary to a less manageable configuration; given that half of it is on a hillside.
- Not sure the current residents want this
- Heritage hills does not seem to be in favor of incorporating and as a result may not vote for it/want to be incorporated.
- High road maintenance costs and future high costs if sewers are demanded by IH.
- two different communities, don't need to split services
- Three different priorities
- Too spread out with potentially a lot of smaller infrastructure requirements?
- It’s to big

Boundary Options Survey Results

- Both Skaha Estates and Heritage Hills have had residents who have publicly opposed to be associated with OK Falls. I'm not sure that I want to force those who feel they are more aligned with Penticton to be part of the new municipality.
- Perhaps the needs of the town of Okanagan Falls will not be the No. 1 priority
- Boundary includes properties outside of Okanagan Falls, bringing concerns regarding their services and creating a larger centre which may not be feasible at this time.
- Fragmented, conflicting area interests
- The palpable dislike by some HH residents for their relationship with RDOS, is not a good reason for incorporating with OKF. HH residents do not shop, play, work and for these reasons probably don't socialize much either in OKF... Setting-up for failure
- In addition to the comments above, my understanding is if Heritage Hills is included we will assume responsibility for the maintenance of Eastside Road, not sure if this cost has been properly factored in.
- I watched a zoom meeting on boundaries ND concerns with infra structure should be considers
- Heritage Hills has ZERO connection with OK Falls- it is less than 3km from Penticton City limit; there are significant risks with having to take responsibility for East Side Rd;
- It's too big. I don't want to be taxed on infrastructure outside of Okanagan Falls.
- most people in this area I feel would support Penticton more as it has more to offer presently. I think Skaha Estate could be included int Option A
- This is too large and expensive of an area for upkeep
- I think the water infrastructure would be difficult to consolidate
- With a bigger area to cover, there are more problems to manage and fund. If OK Falls is incorporated by itself without other areas, there will be more focus on making OK Falls a better community.
- I'm not certain, but it seems this area isn't really Okanagan Falls. Dumb answer probably.
- Too large an area
- No connections to OK Falls
- Density not consistent
- The current lack of immediate accountability and action for responsibility to change the area for positive effects on economic development. Inadequate parking structure and traffic flow along main tourism and daily roads used. Terrible street appeal.
- none
- Skaha Estates is set in their own space and I don't believe they want to be part of Okanagan Falls. Lakeshore Highlands, Heritage Hills and Vintage Views are a bedroom community of Penticton, like Kaleden, so they aren't connected to Okanagan Falls.
- eastside rd north is connected to penticton not okanagan falls ... maybe skaha estates could be included with okanagan falls, if those properties wanted to be
- Concern about Police and Fire protection for area out side the boundries
- Who is going to have to pay for the upgrades to the Heritage Hills water system!
- Our taxes would increase significantly without Eastside Road areas receiving much benefit. This appears to just be a means of subsidizing the cost for the town of OK Falls, and is unfair. We do not need extra bureaucracy in the rural regions.
- Paying extra taxes for no additional services.
- I think that residents of Heritage Hills would just end up paying a lot more tax for negligible benefit. In fact, I wonder if some things might get worse for us. I suspect the public library offerings will be less than currently available.
- I am opposed to incorporating Okanagan Falls.

Boundary Options Survey Results

- I am not interested in residing in a town. I prefer the rural life style and believe the Rdos is better governed than the municipalities I have previously resided in Oliver and Osoyoos.
- This is simply a trick to spread out the tax burden of incorporation across more people, without them getting any benefit. Do not include Heritage Hills in the boundary!
- additional tax costs, infrastructure increase cost, infrastructure re duplication of services between rdos and ok falls
- Property tax increase but no new services to support the area.
- Should include McLean Creek Road for residential and industrial investment/industrial expansion
- We have our own water system, we are on septic and I do not see any benefit to having our property incorporated into Okanagan Falls and paying more in taxes for services I already have.
- My concern with this boundary option is that our inclusion is solely for the purpose of providing funding from our tax base for the purpose of incorporation when it is no benefit to us to change from the RDOS.
- Lakeshore highlands has its own septic and private water works and required no street lights! We do are business in penticton because Okanagan falls doesn't provide the services and will not be able even if they incorporate! We are happy with the services
- Includes far too much rural area. It makes no sense to be looking after all the roads in this area.
- A lot of rural, road between OK Falls and Skaha estates will require maintenance
- Income levels in OK Falls purple don't come close to income levels in Eastside Road. AS I said comparing apartments in Manhattan to homes in Oroville Washington
- none
- None
- Inheriting the existing problems of water and sewer in Heritage Hills
- Eastside road residents may see themselves as not in OK Falls, and may prefer to retain a distinct identity and set of services.
- Things are fine as they are and we don't want to pay more taxes.
- Concern that the adjacent farming sites to this boundary have limited tax base contributions. Further will the Agriculture Land Reserve while enjoying the municipal infrastruture. Further will the agriculture land reserve (ALR) be relenquished with the
- no concerns
- We have lived on Parsons Road for 10 years and our property is designated as a farm. We are on a well and septic system and we see no real benefit in incorporation and only an increase in taxes.
- Skaha Estates Improvement District is successful and competently run, like Kaleden. Okanagan Falls claims that they want to run their own affairs, but they have just shown that they could not even run their own water board! Why would SEID join them?
- I do not utilize any services from Ok Falls. I do all my shopping, recreating, filling gas in vehicle in Penticton
- to big of an area, we are currently on septic and have SEID for water. I am satisfied with both.
- Taxes will only increase, with still NO improvement ,like street lighting, Sewer Study was Cost prohibited! We have our own water system and park, so feel NO value in joining OK Falls at all, we would be better joining PENTICTON ,
- Cost to outside of town properties with NO sewer system etc.
- Skaha Estates residents do not want to be part of Okanagan Falls. Skaha Estates is competently run.
- I am NOT in favour of incorporation. Happy with RDOS
- I would prefer the boundary stopped just north of Skaha Estates.
- Some folks living in Eastside Road may not want to be included.
- I don't like it because it leaves out areas I feel should be included

Boundary Options Survey Results

- Really dislike this option. Eastside road should be all with RDOS. this will make managing and maintenance of this road difficult, and the spread between the two urban areas is way too far apart for cost effective management.
- none
- Same reason as Item# 13
- Unknown extra costs to OKF eg sewer, water, maintenance etc. I believe the current residents of these areas would offset those financial concerns.
- None
- This is just the town trying to artificially inflate the tax base to fund this dubious idea of incorporation. I do not want to be included!
- How is this area more Ok Falls than our place? We are definitely closer more connected to the community.
- It should go to Penticton (City) border. Best choice of all plans
- Will our interests align?
- It does not include enough homeowners.
- This option seems rather limiting in it's focus, especially if thinking long term.
- Exclusion of McLean Creek Road and the half a dozen homes on the Southwest of Skaha Lake below the highway is ridiculous. This should be inclusive of connected satellite areas of Skaha
- Needs to move further East, boundary should be McLean Creek Road in Okanagan Falls
- Can the existing tax base service the area?
- Missing Vaseux Lake
- None
- As the area along east side road is developed these boundary lines will need to be reassessed.
- Doesn’t include the residences on the west side of the bridge
- Would want to understand the implications of the infrastructure
- Eastside north residents will not support local/Okanagan Falls facilities and services
- May add to service costs for Okanagan Falls residents to support
- should be all or none
- none
- It does not include many properties that are in the town, walking distance, on the West side. These properties are waterfront and high property taxes - they need to be included. All properties walking distance from Okanagan Falls should be included.
- still not big enough
- Still perhaps too small to be economically viable as an incorporated area.
- The included area could be a bit larger
- Still might be too small to be viable.
- it’s too small
- may receive negative voting from previous seen responses effecting overall outcome
- It's not inclusive enough.
- East side road could be fire/flood risk
- It doesn't include enough properties from the whole area.
- This doesn’t include enough people in our area
- It will likely increase taxes in the short term until development occurs along Eastside road
- Same concern as in Option A.
- there might be extra costs for services
- Better than option A but still to small for future growth
- Increased road length and takeover of private utilities. High hill slope/steep slope component
- We are not included.

Boundary Options Survey Results

- It still doesn't include the whole area
- Does not include all water services
- This is a challenging area to maintain and make upgrades to utility services due to steep and rocky terrain.
- As with option A it does not include the remainder of the Okanagan Falls "community"
- still leaves out some of area D
- Again it excludes a large portion or Area D
- As above for Option A
- Pre conceived increases in taxes
- Does not include the entire area
- new to this community
- This boundary is all around us but does not include us in Golden Hills up Matheson Rd. We need to be included in this boundary.
- Again it doesn’t include all of Okanagan falls
- Our subdivision is not included in this option
- not really a concern, just think this community should not be split up. however these i guess its up to them
- The East Side roads are not supporting and using OKFalls services, groceries....
- Excludes most agricultural residents and focuses on including properties in close proximity to the lake
- Excludes some parts of Oliver Ranch Road
- No concerns
- My concern is that the land between the south and the north end of the East Side road has agricultural land and might be a negative for the people who own that land.
- Maybe these Eastside road areas don't want to join ok falls
- This does not include McLean Creek Road area
- Does not include all residential properties of Area D.
- Not all residential properties of Area D included.
- Area is too small and does not reflect character of region
- It excludes all other residents of Area D. This should be a democratic process where all residents of Area D can assess the benefits of incorporation.
- Option B appears too exclusive
- It appears to be exclusive
- That most properties get the seniors discount on property taxes and most of the properties are owned by this demographic. not enough money for services to all
- Future O&M impacts of infrastructure
- My concerns are that the boundary doesn't include McLean Creek/Allendale Lake area. There are numerous homes in that area that contribute to Ok Falls proper and if Ok Falls/Eastside Rd option is chosen, they should be included
- Some issues with services for outlying area... Cost for same; Different focus for community in Heritage Hills, than that for OK Falls
- Water systems and failing infrastructure left by past real estate developers.
- Does not include Green Lake Rd
- would like our land included as all other bordering East Side Road
- Property tax increase
- tax implications

- Does not include Upper Carmi - exploring the inclusion of upper carmi needs to be an option or we will not be able to make an informed decision about how we want our properties governed. We have just as much right to that option as anyone else in area D
- Property taxes and utilities will increase significantly. Don't want increases.
- See above

c) Option C (Okanagan Falls + Vaseux Lake)

Yes 159
No 201
Blanks 136

ii) I like this boundary option because: (88 responses)

- I do not like this option
- see question 4 above
- Don't like
- Vote n
- We are physically close and will have better access to services like fire. have better access to services
- Skaha Estates is NOT included
- I do not like this option
- as above
- I do not like this option.
- I don't like it
- Too far - remote from OK Falls
- It includes where we live
- It contains a small park. All communities in nations signatory to Rio,are required by law to levy a park tax, equivalent to 10% of the bare-land value, on all new developments. If OK Falls is incorporated they will have to do the same thing. We need parks
- I neither like or dislike this option
- I am not in favour of this option
- It doesn’t Include where I live
- I only like it because it doesn't include the East Side Road area.
- Will allow those residents, and those area "land use" considerations to be part of the Okanagan Falls "vision"
- The only reason I like this is that it doesn’t include heritage hills, but I wonder if it is fair to Vaseux Lake.
- Not see why include Vaseux Lake
- No real advantage
- I can’t speak for people who reside in Vaseux lake area
- It is close to the current Sewage treatment area
- I don't like this option
- hard pressed to see anything likeable in this option
- no ties to okfalls
- It does not include my property
- Proximity between the two communities
- larger tax base

Boundary Options Survey Results

- I don’t. Even larger! Too large with Neighbourhoods that deal more with Penticton than the Falls.
- NO
- None - Do not want this
- I don't mind this option as I very much see the wineries on Oliver Ranch Road as OK Falls.
- I do not like this boundary option
- I don't think this is the right one, either.
- Larger Area then option A
- I don't
- Neutral. I don't dislike it, but don't like as much as Option A. I think there's reasonable economic arguments in favour, and reasonable sense of community.
- I am not in support of this boundary option. Vaseux is a small rural community, most properties are on wells and have septic tanks.
- I do not support this option
- This is a second option that would work
- I do not
- Immediate lake neighborhood.
- growth
- I don't have an opinion about this option. Let the people in Vaseux Lake decide.
- it doesn't change our status
- Reflective of income in both areas
- Noted in Options A&B
- we'd like natural gas and sewer
- I feel that Vaseux Lake should be included in this option as many of the residents frequent Okanagan Falls
- It offers residents of Vaseux Lake to be included.
- I don't like it because it leaves out areas I feel should be included
- I think this is the best option. It seems like a good size for servicing, and it will allow for growth.
- frankly, I do not like this option
- I’ve heard East Side Rd North want to be in Penticton. Vaseux Lake people come to activities in OK Falls
- The Vaseux Lake community seems a natural extension of Okanagan Falls.
- I do not
- more local control
- I do not like this option.
- See Option B but
- It doesn't include the upper Carmi area
- I don't
- I think people in the Vaseux area identify with OK Falls.
- not one of my favorites
- Allows opportunity to monetize use of bird sanctuary area re: accommodation/tourism
- I do not. This should include Skaha Estates, Heritage Hills, etc.
- Don't like it.
- allows to be part of the OK falls community
- has potential for future commercial growth in the area north of the lake
- I don't.
- Close proximity. Small population increase with low risk
- I don't like this boundary
- I don't like it goes out too far and will increase tax too much to maintain the infrastructure

- it includes a recognized tourist site, it is an established fairly stable community
- No issues with joining with Vaseux Lake
- It includes important ecosystem lands
- Do not like this option
- I think Vaseux Lake should be part of OKFalls. Proximity and location makes those resident part of OKFalls village and those resident are using OKFalls services
- More inclusive of southern boundary but excludes northern end service recipients
- See answer to 3, Option A
- I don't care for this option.
- We are now a part of OK Falls ,we were Oliver BC originally ,not big on change.
- It includes our home + provides significant recreation + tourism option that make municipality even more attractive to residents & visitors
- no
- No!
- Natural attraction area becomes part of Okanagan Falls, potential tourism revenue
- Adds to tax base
- Vaseux Lake is a receiving body for effluent from the OK Falls Sewage Treatment Plant and is important to link these sensitive ecological features

iii) My concerns with this boundary option include: (185 responses)

- Not in favor of any of the options. Scrap the study and leave things as they are.
- Burdens residents to carry tax base for an incorporation to which I am strongly opposed
- Not in favor of incorporation
- Too small an area/population to accommodate increased expenses of administration, roads and governance.
- Limits the former residents in the Okanagan Falls area. Does not represent all residents.
- Excludes areas previously included.
- I do not want incorporation
- Does not include McLean Creek Road
- Tax increases
- Same as for option A
- Does not include Upper Carmi District
- It does not include Upper Carmi
- as above
- I don't want to make decisions for an area I don't live in.
- I feel Electoral Area D will be better served if it includes all communities outlined in option E
- Electoral Area D must be inclusive of all communities outlined in option E
- Most individuals in this area are unaware that this survey and discussion are proceeding!
- I don't want to make decisions for an area I don't live in.
- This option excludes Eastside Road areas
- Could be considered
- I don't like it
- Okanagan Falls dies not have the same issues as Vaseux Lake
- not inclusive
- I have none.
- Vaseux does not have the density to be part of the town
- None
- Too large an area for step one

Boundary Options Survey Results

- too small to be practical
- Extra costs for Provincial Park at V Lake?
- Seems contrived, issues around provincial park and wildlife sanctuary
- Again issues of town/rural
- people from the different areas are not concerned with either areas issues, will be very difficult to govern
- Area not really brining anything population wise - no added tax dollars to area + yet future costs of roads + perhaps H2O sewer conversion etc that whole area pays for
- Vaseux disconnected from OK Falls; more roads; same tax ratio concerns as comment in Option B
- Minimal population gain with current diverse level of service. Difficult to get consensus on funding to bring service levels to desired common level. additional costs with little increase in non-tax grants???
- I think Vaseux lake residents do more with Oliver than Okanagan falls
- Proximity between the two communities and annexation of the lands between them
- significant infrastructure expansion for relatively small population increase
- I do not believe there are enough residents to be concerned about this area and the costs of infrastructure and services would be too high
- Same as above item 7
- may not benefit Vaseux lake residents
- Infrastructure costs. Regions to the north deal with Penticton now. Vaseux region seems to deal with Oliver. Not a good fit.
- The communities are not contiguous and are separated by a nature trust reserve and a major highway.
- Too much farmland in this boundary and too many water districts
- I think that Vaseux Lake residents support Oliver, not OK Falls
- Too far away
- We are not interested in supporting OK Falls with our taxes. We are too far away for any benefits from becoming a municipality. If Ok Falls wants to incorporate then they should incorporate the town only and leave the outlying areas with RDOS. No benefits
- We are too far to benefit from incorporation. Taxes will definitely increase with no benefits. No water, Sewage, gas lines or Policing would change.
- too much highway to maintain
- Vaseux Lake is too far south.
- Resident south of Oliver Ranch Road feel more connected to Oliver .
- Too much area with not enough population (tax base) to cover operating and infrastructure costs
- Splitting a municipality into two separate sections raises concerns with emergency response times, jurisdictions and mutual aid agreements, and the rural area in between.
- Not sure the residents would see any value
- Not sure if the extra revenue from property taxes will be able to adequately cover the roads.
- Too far away and I believe they have water problems which have high costs to maintain. Future requirement by IH for sewers would also increase costs to OK Falls and correct
- Two separate communities
- Too sprawling, ill-defined for a cohesive self-governing town
- Seems like this would be costly? The spread does not make sense.
- It’s to big
- Vaseux Lake has little potential for new growth. It also has a high number of summer seasonal homes which are not occupied.
- These are two distinctive areas with very different needs

Boundary Options Survey Results

- Option C is too large of a configuration at this time.
- Even more disparate than B
- OKF taking on some potential environmental risks associated with lake and VL's water system and absent sewer system. Beautiful little community but has some very strident environmental views that they'd want to address through the municipality
- I still like a larger area
- infra structure costs
- Providing services to only 100 people 7km from OK Falls is not going to be easy; the people in Vaseux Lake are more connected to Oliver; there are significant infrastructure issues with VL;
- It's too big. I don't want to be taxed on infrastructure outside of Okanagan Falls.
- All of this area has always been included in Okanagan Falls
- has no potential growth, much land is protected due to environment
- Vaseux Lake seems more akin to Oliver than OK Falls in terms of residents and work areas (though I could be off-base)
- With a bigger area to cover, there are more problems to manage and fund. If OK Falls is incorporated by itself without other areas, there will be more focus on making OK Falls a better community.
- Again, Vaseux is quite a distance from Okanagan Falls. It doesn't seem to fit. Are they included in our annual Sewer Utility bill? If they use our sewer system then include them, as it helps bring the cost down probably to homeowners.
- Too large of an area
- No connections to OK Falls
- Too few residents in Vaseux Lake
- Lack of businesses
- none
- Adding this small portion of Vaseux Lake is a little odd in the big scope of things, as it doesn't directly connect. Would make more sense to add Skaha Estates than Vaseux Lake. I say in or out depends on those residents' opinions.
- kind of strange to add this small portion of Vaseux lake to okanagan falls, especially as the southern part wouldn't be included ... up to those residents to decide i guess
- Fire ,Police etc protection for areas outside the boundaries
- I am opposed to incorporating Okanagan Falls.
- Too small tax basis. Should include East Side Road and McLean Creek Road for greater residential and investment opportunities
- Too many roads, too much distance. No sewers currently on Vaseux Lake
- Would include land not needing services.
- Distance is too great. No sewer system in Vaseux Lake.
- This includes too much rural area. It makes no sense to be looking after roads and other services in this area
- Far too rural
- I believe Vaseux Lake is too far away and too rural to be included
- Vaseux Lake seems to be a very small community containing several rural properties, and is far enough away not to be really considered part of OK Falls as a town.
- Vaseux Lake is too small and distant from Okanagan Falls. Is also adjacent to provincal park and conservations which restricts muncipal growth and limited infrastructure expenditues
- Too much separation
- I don't see much benefit to the people outside of Okanagan Falls.
- increased taxes with minor improvement - cost vs value

Boundary Options Survey Results

- Vaseux Lake community is small and does not require access to services. Services they currently receive are already provided by RDOS
- I think Vaseux lake should not be included.
- Vaseux Lake residential properties are somewhat remte and disconnected from Okanagan Falls with large sized properties that are rural in nature.
- Some folks in Vaseux Lake may not want to be included.
- Vaseux Lake residents probably see themselves more connected to Oliver, BC than OK Falls
- I don't like it because it leaves out areas I feel should be included
- it's too linear and doesn't feel like one community
- If you stretch south you should also stretch north
- Same reason as Item# 13
- Too remote from OKF, with different concerns. There was little support from this area at the meetings.
- No concerns
- This area is too far from OK Falls and will have issues completely unrelated to the community and special to their unique location.
- Not enough tax base. Does not include Skaha Estates + Heritage Hills
- Will our interests align?
- It includes more homeowners, spreading the tax/governance burden more broadly.
- It includes too much non revenue generating area.
- Too spread out to provide basic services at a reasonable cost
- None
- Exclusion of McLean Creek Road and the half a dozen homes on the Southwest of Skaha Lake below the highway is ridiculous. This should be inclusive of connected satellite areas of Skaha
- I think too geographically spread out
- could bring too much bureaucracy
- Too small of a tax base for the area to manage.
- missing Eastside Road
- None
- Vaseux Lake should be it's own community. It is too far removed from Okanagan Falls/East Side Road/McLean Creek Road areas to be part of a future incorporated community.
- Same concerns as for A
- small asset base compared to the others
- Population too small .
- Doesn't include Eastside Road
- Increases infrastructure costs; little room for future development
- should be all or none
- too small and doesn't include my area.
- No economic value, flood responsibility, costs to maintain roads
- It does not include many properties that are in the town, walking distance, on the West side. These properties are waterfront and high property taxes - they need to be included. All properties walking distance from Okanagan Falls should be included.
- Regional management and vision from a environmental impact perspective. Too many small regions to coordinate. Who looks after the other regions currently part of RDOS?
- too small
- Too small to be economically viable if incorporated.
- Vaseux Lake is too far away and spread out to be practical. It’s better attached to Oliver

Boundary Options Survey Results

- Too small, combining areas that are residential with non-residential. Inconsistent with service along Eastside Road.
- This is too small a tax base
- A large low population area to support with services and infrastructure costs without the Eastside Road taxpayers
- none
- I don't feel the Vaseux Lake area should be included.
- It doesn't include enough properties from the whole area.
- This doesn’t include enough of our area
- increases taxes too much to support it - no significant growth
- Same concern as Option A and B.
- there isn't much opportunity for future growth, might require more in terms of services
- This option is just bigger than the other options A &B with no growth further growth opinions
- Vaseux Lake has low opportunity for additional growth potential
- We are not included.
- it still doesn't include all the area
- Does not represent other communities with interest in improvements
- It does not include my community.
- As with A and B, it does not include the remainder of the Okanagan Falls "community"
- Not inclusive enough of all area D
- As for Option A above
- It is limited and misses out the Highlands, Heritage Hills area which has a sizeable number of residences
- It is too small to be effective
- I think we stre
- Doesn’t include all of Okanagan Falls
- Our subdivision is not include in this option
- It doesn't include Skaha Estates
- It doesn't include Skaha Estates
- not really a concern, just think this community should not be split up
- Lots of useless land, protected land and crown land.....lots of cost for no revenues. RDOS is useless on maintaining that kind of area
- Excludes northern service recipients
- Too limited in tax base
- No concerns
- My concern is the distance between Vaseux Lake and downtown OK Falls. It is probably closer to Gallagher Lake or even Oliver.
- It excludes Eastside Road/Heritage Hills and McLean Creek Road
- Does not include all residential properties of Area D.
- Not all residential properties of Area D included.
- No real road maintenance costs because we only have 1 street, so this should be an attraction to be included
- It excludes all other residents of Area D. This should be a democratic process where all residents of Area D can assess the benefits of incorporation.
- Option C appears too exclusive
- It appears to be exclusive
- Not enough of a tax base to pay incorporation costs
- Unknown O&M cost impact

- Environmentally sensitive area... expensive costs within an incorporated area to address/ maintain same
- Not enough population
- Does not include Green Lake Rd
- Not enough tax base for these two areas to incorporate
- tax implications
- Same answer as option 1; maybe worse
- not enough tax base for incorporation. Not many people live at Vaseux Lake, so it is "far" to go to provide services for this community.
- Does not include Upper Carmi - exploring the inclusion of upper carmi needs to be an option or we will not be able to make an informed decision about how we want our properties governed. We have just as much right to that option as anyone else in area D
- Property taxes and utilities will increase significantly. Don't want increases.
- Not interested in incorporation
- there is not enough population to make a difference in the planning and growth of these areas

d) Option D (Okanagan Falls + Eastside Road + Vaseux Lake)

Yes - 284
No - 108
Blanks - 114

ii) I like this boundary option because: (145 responses)

- No changes necessary. Leave things as they are.
- More services available - easier access
- Are you kidding???? what a nightmare for taxes. I like my taxes the way they are ...reasonable
- I do not like this option
- It offers the best infrastructure options.
- Its a logical fit.
- Bugger area means shared issues
- It makes sense
- Includes more homeowners/residents within our home base.
- This in my view is the minimum area that should be considered
- Increasing the proposed size to also include Vaseux lake may also increase the tax base
- Do not like this boundary
- Don't like
- there is a larger population and therefore a larger tax base
- larger population therefore larger tax base
- Larger tax base
- It keeps the population close together with room to expand.
- My second Choice but I like it for access to services
- I do not like this option
- as above
- I don’t.
- I do not like this option.
- I don’t like it.
- I don't like it
- It is more inclusive of the populated areas.

Boundary Options Survey Results

- There is almost no development potential, a fact that the study's manufacturers claim prevents Vaseux Lake from being a "stable" community. Truly stable communities cannot depend on development for long term stability.
- I do not like this option
- I am not in favour of this option
- I do NOT like this option. Leave Eastside road out of it.
- I don’t like it
- I do not want to be part of the incorporation!
- go big or go home!
- good sized tax base
- I do not like this option!
- I don’t
- Large tax base main advantage
- I do not like this option
- I do not like this option
- Eastside road and Vaseux lake property owners may have more common interests and needs or desire for certain services/service level. Getting agreement on funding changes may be easier. Population balance between Okanagan Falls proper and outlying areas
- to spread out to have any cohesion
- It does not include my property
- Larger tax base
- Same as above comments
- larger tax base
- Dislike it. Too large.
- NO
- NO
- I don't like this option.
- I do not like this option
- Much larger tax basin then other options.
- Negative on this option, generally. Obviously, greater tax revenue is a plus, but it all gets spent so really that's not a benefit -- yes you get more money, but you only get what you need to spend.
- I am not in support of this option.
- I do not support this option
- I do not
- Potential for tourism in the future and lakefront developments
- same as above
- I am opposed to any option which includes the Eastside Road region.
- I am opposed to this option.
- I do NOT like this at all.
- I do not like this boundary option for the reasons stated in Option B
- Do not like!
- It incorporates the areas nearest to OK Falls. I believe the residents of these areas will utilize the services provided in OK Falls.
- No
- Don't think it should be any bigger than this
- I DO NOT like this
- NO
- NO

Boundary Options Survey Results

- It is inclusive of OK Falls and bordering areas.
- I don't like it because it leaves out areas I feel should be included
- Larger town option, with lots of area to manage, but I like having both lakes included.
- All encompassing area
- The inclusion of Eastside Road as expressed in Option B is a natural boundary extension which has benefits for both OKF and Eastside Road people
- See answer for option b
- I like this option best of all. It captures those homeowners who use OK Falls services, so have a vested interest in seeing improvements.
- These are the areas that include Okanagan Falls and the communities that are most closely associated with it geographically. The area is broad enough that a viable number of residents would be included in the new boundary.
- I like this option as it is far more inclusive of all the residents of the Okanagan Falls area. It would definitely produce an area with a tax base large enough to have sustainability.
- This is the closest to the communities that make sense geographically and with shared commercial, recreational and residential attributes.
- Large Tax base
- larger tax base
- Okanagan Falls central can grow into its neighboring communities. Proper planning through a municipality towards future growth to outlying areas is key.
- Looks good, all included
- It doesn't include the upper Carmi area
- I don't
- Without a good tax base I am concerned we couldn't afford to incorporate. This one sounds the best!
- All areas should pay into the cost of services at the nearest town centre and will benefit We will have more ability to fund incorporation with this larger population base.
- It includes a broad tax base
- I like this option because of the assessment value
- Allows for expanded business/service potential for Okanagan Falls
- included in this one
- I'm included in this area.
- Its scale is appropriate and includes an engaged group of communities in reasonably close proximity to one another.
- Incorporates the most people and businesses in the most concentrated area. All of the utilities united under one management.
- Part of a bigger community and governance area for infrastructure services, area development, and environmental management. Develop a common vision long-term for the area.
- getting bigger
- Fits well together geographically and has reasonable population to be economically viable.
- It has a larger population base
- Starting to appear big enough to be viable.
    - it is larger and more inclusive
- It secures a large tax base to support a town.
- incorporates larger community, larger tax base
- Carmi area should be tied to Penticton
- I don't.

Boundary Options Survey Results

- It adds a bit more population in areas in a close proximity. Hopefully more taxpayers mean less taxes per household.
- Greater tax base and residence and/or businesses of like interests.
- I don't like this boundary
- This includes a larger scope and is inclusive of our school district.
- I don't like it
- Including Eastside Road and Vaseux Lake benefits a larger population with funding for services and Police, if I understand this well enough.
- Increased tax base and all built up areas would have equal representation.
- it increases the population base and adds growth potential
- At present we are so closely related and joining under one municipality would be an asset and maybe property taxes would be less?? t.
- no issues with joining Vaseux Lake and Eastside Road
- It is a contiguous packages
- Represent my community and interest in improvements
- More inclusive of area D
- It includes the majority of Area D while keeping the Mclean Creek area separate in order to maintain the farm status that many of these properties are currently under.
- Very inclusive
- It includes my area
- This is how it has always been! We should all work together to make a fantastic community.
- it includes all
- Would provide a nice amount of local year round resident, would make a good looking boundary for a future village
- Most inclusive of all properties that get services from Okanagan Falls
- Includes a good sized residential tax base that has sensible boundaries around more dense housing.
- See answer to 3, Option A
- To me it makes the most of Land, Population & Infrastructure
- I like this option. If the boundary includes Eastside Road then I feel that if feasible and it makes sense monetarily and in providing services then the add on of Vaseux Lake might work.
- More households
- More inclusive
- Vaseux Lake is included and more people = more viable municipality
- I believe if we are to incorporate then a larger population would be better.
- no
- Not really
- Best option, most inclusive
- It includes all the areas that I consider as Okanagan Falls.
- Larger population base
- Larger tax base, more diverse options, more of a draw for tourist dollars, ability to expand and potential for development and business draw.
- broader tax base which would support infrastructure needs
- See #9 & #10 comments
- the larger area allows more tax base
- do not understand why our land is not include
- It reflects the best residential influence
- It provides both the financial viability (tax base) and a contiguous environmental area for a municipality

- It includes the communities which directly relate to OK Falls which is beginning to show more commercial starts and services for households in the area
- It's quite inclusive and makes a reasonable size entity.
- I believe we will have more opportunities and leverage for decisions made for Area D with the added population

iii) My concerns with this boundary option include: (213 responses)

- Scrap the study
- Vey high taxes coming up in a few years....I have seen this all over Canada when areas amalgamate
- Burdens residents to carry tax base for an incorporation to which I am strongly opposed
- Not in favor of incorporation
- None
- There are still areas that have small residential properties that would be better served democratically and locally if they were included
- Not interested in incorporating
- Although this is beginning to be larger I think it is still too small an area/population to accommodate increased expenses of administration, roads and governance. Why doesn't it include Golden Hills at the top of Matheson Ck Rd.Creek
- We are not included.
- Limits the former residents in the Okanagan Falls area.
- Excludes areas previously included.
- Vote no
- Does not include McLean Creek Road
- West section of McLean Creek road should be part of the boundary
- Cost
- Skaha Estates is included
- I do not wish to be incorporated.
- Same as for option A
- Does not include Upper Carmi district
- It does not include Upper Carmi
- as above
- Inclusion of Vaseux Lake area - more expense, lightly populated, no benefit
- We are better off with the present style of government provided by the RDOS
- I’m not interested in my area being in this study or incorporating my area.
- Does not include all communities outlined in option E
- Does not include all communities outlined in option E
- I see no reason for incorporation. I do not think it has been an open and transparent process. I don’t believe any survey should be occurring in which the citizens on mass have not vote interest, not enough Consultation with the citizens
- I want my area to remain a regional district.
- My concern is that some properties in the presently developed areas will be excluded such as the west side end of Skaha Lake, green lake road and others along Eastside road and Maclean creek road
- Yes I agree with this larger coverage
- I don't like it
- There is likely no benefit for Skaha Estates, Heritage Hills, Vintage Views, Lakeshore Highlands, etc. Water is private and will likely stay that way. Is would be a significant cost to bring sewers up to Heritage Hills area and would likely not happen.

Boundary Options Survey Results

- too spread out, want to stay rural with lower taxes
- It includes where I live
- Same concerns as for Option B.
- Same problem with Heritage Hills.
- A large endeavor that will certainly lead to many more growing pains, that will also take longer
- The Eastside Road region would see no real benefit from incorporation but our taxes would skyrocket. It is unfair to include our region in the boundary. I am happy enough with the current services and do not wish to subsidize the town’s incorporation.
- Too large an area. Will be expensive to put in so much infrastructure when so much already exists. (water, sewer). Will hurt small growers with farm status.
- Including farmland within these boundaries is unfair to farmers who stand to lose farm status for their properties and will have an increased tax burden without tangible benefits. For some, like us, it will determine viability of our enterprise.
- Too large an area, urban/rural conflicts
- I prefer my neighborhood of Skaha Estates be excluded.
- I do not want to incorporate - I feel the advantages are extremely limited. We currently have a robust water district and community already established and do not need the additional resources
- not interested to be included in ok falls zone
- I don't think incorporation for such a large area would be cost effective. There is a lot of land in this region, but low population
- I think it is too large an area to start with.
- Being primarily residential area with several improvement districts + private H2O systems + no additional industrial base, would mean very little gain + many future, huge costs in roads, hazards, H2O etc that all residents would be taxed for
- All reasons listed for Options B+C
- Does population increase and balance provide increased funding to offset increased costs.
- May be a challenge to manage this larger area effectively, cost efficiently and the speed in which decisions are made. The needs for each of the three areas and everything in between these locations could pose issues with meeting very diverse needs of all
- Same as above
- Same comment as in item 7
- may have varying needs based on geographical area and may not see benefits effecting the vote negatively.
- Dissimilar communities. Too large, with higher infrastructure costs.
- The properties are not contiguous. Vaseux Lake is separated by a nature trust reserve, a major highway and the communities do not really have that much in common.
- Too much farmland in this boundary and too many water districts
- Too much undeveloped land
- Too large too costly
- Ok Falls wants to incorporate then they should incorporate the town only and leave the outlying areas with RDOS.
- No benefit
- too much road to maintain
- Too large an area.
- Includes to many residents who don't want to be connected to ok falls.
- Area is to large and spread out to be managed cost effectively; tax rates would need to increase a lot to cover costs

- Too spread out to manage infrastructure, municipal services, and application of by-laws that would be equal and fair to both dense and sparse population.
- Still don't see why Vaseux Lake Residents would want it
- Heritage hills is largely populated and are not interested in incorporation from what I have seen. May tank any progress of a future municipality.
- Potential high operational costs
- far too large to provide effective services - spread too thin
- Same reasons as for C only more so.
- As above, feel like there would be a lot of extra cost associated with combining these three areas. Too spread out.
- It’s to big
- Too large an area to maintain for roads. Many Eastside residents associate themselves with Penticton not OK Falls.
- There are too many distinctive areas, with very different needs
- Option A is the only option at this time. This configuration is too large to be manageable at this time. Other areas have concerns and liabilities that do not provide stability within the proposed configuration.
- Totally fragmented, differing interests
- Negative. Amassing several DIFFERENT communities in 1 small municipality will be impossible to administer, more so as a small muni. Sig geographic risks on Eastside Rd, impacts road, sewer, water. HH and even SE do their business in Pent -- NOT OKF.
- Still prefer larger area
- everybody will want better services
- In addition to all comments for options B and C, this large municipality will not be cohesive- large differences in property values and therefore taxes will create problems with 4 disconnected and disparate areas
- It's too big. I don't want to be taxed on infrastructure outside of Okanagan Falls.
- This is way too large and expensive of an area for efficient upkeep.
- could be too large and diverse to properly unify
- With a bigger area to cover, there are more problems to manage and fund. If OK Falls is incorporated by itself without other areas, there will be more focus on making OK Falls a better community.
- I would only like this option if Eastside Road and Vaseux are using our sewer system and treatmen plant and helping to bring the annual cost down to each owner. If they aren't on our sewer system, then I see no benefit to them being part of Area D.
- Too large of an area
- No viable connection to OKI Falls
- Too large an area, inconsistent needs and density.
- Highway traffic use
- none
- Skaha Estates is set in their own space and the northern communities are a bedroom community of Penticton, so neither are connected to Okanagan Falls. Vaseux Lake should remain on its own.
- northern end connected to penticton and southern end connected to oliver ... maybe Vaseux lake if they choose or skaha estates if they choose.
- Again concern for Police ,Fire ,etc. Protection is outside areas
- Our taxes would increase significantly without Eastside Road areas receiving much benefit. This appears to just be a means of subsidizing the cost for the town of OK Falls, and is unfair. We do not need extra bureaucracy in the rural regions.

Boundary Options Survey Results

- Extra taxes
- I am not interested in paying more taxes for something that is really not going to improve our local current services
- See response from Option B.
- I am opposed to incorporating Okanagan Falls.
- See answer to question 7
- additional tax costs, increased infrastructure costs and duplication/redundant of services
- The more it’s spread out the more likely services will be cut further but our property taxes will increase.
- Should include McLean Creek Road for more residential/industrial investment opportunities
- We have our own water system, we are on septic and I do not see any benefit to having our property incorporated into Okanagan Falls and paying more in taxes for services I already have.
- adding Vaseux Lake adds complexities with little benefit
- I am against being included in a boundary area for the purpose of incorporation
- Lakeshore highlands is self sufficient!
- Too many roads, too much distance. No sewers currently on Vaseux Lake
- Vaseux to far from city centre.
- Distance is too great. No sewer system in Vaseux Lake.
- Incudes too much rural area. It make no sense to be looking after roads and other services in this area
- Residents pay for business and Industry 91% unfair
- Nil
- Again I believe Vaseux Lake is too far away and too rural
- The communities are very distinct and far apart, and forging a common identity may be difficult. Even though the tax base may be broader, so few additional residents would not likely make a significant difference.
- Things are fine as they are and we don't want to pay more taxes.
- Too big and diverse an area to manage as one municipality.
- Too much separation to Vaseux Lake
- We are generally against incorporation because of the wide range in services needed in the different areas and the fact that we would see a significant increase in taxes to subsidize others with no benefit to us.
- increased taxes for services outside of Vaseux Lake
- Okanagan Falls has always used the property taxes of its neighbours for programs that benefit only Okanagan Falls. Now it selfishly wants even more from us. Pay your own bills, like responsible people do!
- I do not use any services from Ok Falls
- area is too big
- Just trying to make more outlining area Join OK Falls ! NOT Interested Period.
- Outside of OK Falls residents with No services like sewers etc.
- I live in Skaha Estates. I would be embarrassed to find myself in Okanagan Falls which is a free loading community that taxes its nearby villages
- Too diverse communities- larger boundary and highest population but too diverse in service needs
- I am not in favour of incorporation. Very happy with the RDOS
- No to include Vaseux lake
- Vaseux Lake residential properties are somewhat remote and disconnected from Okanagan Falls with large sized properties that are rural in nature.
- Folks in bordering areas may not wish to be included.

Boundary Options Survey Results

- Vaseux Lake residents probably see themselves more connected to Oliver, BC than OK Falls
- I don't like it because it leaves out areas I feel should be included
- Very spread out. May be hard to manage and service.
- three very disparate areas and communities
- Extending civil services the entire length of this boundary is entire uneconomical given the very low density. A critical issue for cities is the cost of infrastructure due to a lack of available funding from property taxes. https://youtu.be/XfQUOHlAocY
- Vaseux Lake is as expressed in Option C is not a positive fit
- See answer for option b
- see Vaseux comment above
- Doesn't make sense to include Vaseux Lake area, unless it means that community sewer goes to that area.
- No concerns.
- Doesn't make sense to include Vaseux Lake as previously stated.
- Providing basic services at a reasonable cost.
- Vaseux Lake needs to be maintained as the nature preserve area
- I think Vaseux lake should be part of Oliver, not OK Falls
- Thinking long term - it does not include options for the development of areas around our community and the future growth that can be anticipated.
- Exclusion of McLean Creek Road and the half a dozen homes on the Southwest of Skaha Lake below the highway is ridiculous.
- too spread out
- May not have the tax base to service the larger area.
- What happens to Upper Carmi and all the other areas? But Upper Carmi, if incorporated, should join Penticton
- None
- See previous concerns with option C
- Doesn’t include the residences on the west side of the bridge. I don’t think Heritage Hills identifies with Okanagan Falls
- Again, unsure of the impacts of the infrastructure included
- This area is too spread out .
- Vaseux disconnected from OK Falls
- Increased costs; difficult to determine extra demands, costs
- all or none
- I like option B and D. I feel that Vaseux Lake's resident's opinion should bear more weight than mine on this question. It is very close option B in terms of land area and population.
- Same as above
- It does not include many properties that are in the town, walking distance, on the West side. These properties are waterfront and high property taxes - they need to be included. All properties walking distance from Okanagan Falls should be included.
- The rural properties may be less inclined to support this selection bs high density areas
- Not sure if any part of Area D should be incorporated.
- It’s a bit too spread out with a lot of empty space
- Significant mix of residential and non-residential area, inconsistent needs.
- It adds a large area to service which has only a low percentage of taxpayers to support it
- missing upper Mclean creek rd
- not sure. It just seems very large and 'empty' - not sure if that is a good or bad thing for the future

Boundary Options Survey Results

- It seems too sprawled, the properties south of OK Falls are more rural, don't seem connected. Even the maps seem patchworked together.
- Mostly east side road and fires could impact the whole incorporation I believe. East side road could be a risk
- It doesn't include enough properties from the whole area.
- as above
- Somehow develop an awareness of need to represent these distinct areas' populations for Elections of Mayor and Councillors.
- increased infrastructure costs, and governance challenges
- Value of housing, will it go down possibly???
- We are not included.
- doesn't include the whole area
- Does not include all water services
- Vaseux Lake has a small population and the additional costs of servicing this large area with limited population with burden the residents of the other more densely populated area with additional costs.
- Same as A, B and C it does not include the remainder of the Okanagan Falls "community"
- Still leaves out some of area D
- As for Option A above
- Too spread out and remote with lots of non tax generating property.
- It is still too small
- Does r include all of Okanagan Falls
- Our subdivision is not included in this option
- Vaseux Lake is mostly a rural area with few residents
- It is mostly a rural area with few residents
- not really a concern, just think this community should not be split up
- lots of land that cannot be use, sell..but demand costly maintenance. Most of those resident are not supporting OK Falls businesses and services
- I like the area besides the McLean creek road section, I live on McLean creek road I am in the area and my neighbor is not… I think all of McLean creek road rural should be included
- Still excludes many agricultural properties
- May exclude some businesses just outside boundaries
- No concerns
- My concern once again is the distance that Vaseux Lake and the northern end of Eastside Road and the ability to provide services to these areas.
- Still excludes McLean Creek Road
- Does not include all residential properties of Area D.
- Not all residential properties of Area D included.
- This still excludes some of Area D
- The properties on Green Lake Road should be included.
- It excludes all other residents of Area D. This should be a democratic process where all residents of Area D can assess the benefits of incorporation.
- Option D is also too exclusive
- too exclusive
- Demand for services e.g. water sewer road maintenance schools and buses?
- Heritage Hills, Lakeshore Highlands & Vintage Views are closer to Penticton & should not be included in any of these options.
- Potential O&M cost

- See #9 & #10 comments
- Geographically a bit vast for things like garbage service.
- Does not include Green Lake Rd
- The area is too great and there are only a few homes around Vaseux lake.
- Tax implications
- Does not include Upper Carmi - exploring the inclusion of upper carmi needs to be an option or we will not be able to make an informed decision about how we want our properties governed. We have just as much right to that option as anyone else in area D
- Property taxes and utilities will increase significantly. Don't want increases.
- not interested

e) Option E (all residential properties in Area "D")

Yes - 383
No - 37
Blanks - 86

ii) I like this boundary option because: (184 responses)

- No changes necessary... Leave things as they are.
- It creates a larger more rural-based involvement. Other options give greater wait to the town of Okanagan Falls and place rural residents at a disadvantage
- No No No!!!!
- I do not like this option
- This larger area means more shared needs
- Makes sense
- This to me is the natural and preferred option which would allow for future growth and expansion of residential properties as well as the potential for other commercial activities. A locally elected democratic governance system is the ideal in my opinion
- Again, increasing the tax base is good
- Do not want to incorporate
- We are included.
- Represents all from previous OK Falls boundary. Gives democratic representation to all.
- I don't want to change Electoral district D boundaries.
- Kept it as it was!
- Why don't the heritage hill residents call join up with Penticton? If they want higher taxes
- Incorporation will cause an increase in property taxes. Maximum population should minimize the increase
- Every property owner within Area D has an opportunity to determine whether they want to be a part of the Incorporation Area.
- Skaha Estates remains under the jurisdiction of the RDOS
- Includes Upper Carmi district. Balance of city, urban, agr., and forestry. Upper Carmi would have more representation with the Okanagan Falls municipality than it presently does with RDOS.
- More voices to be heard and would like to hear other residents opinions. Possibly our whole area D to incorporate!!
- I feel that it would give us more opportunities to grow as a community.
- This is the ONLY boundary option that would include me

Boundary Options Survey Results

- I do not like this boundary option because it includes Skaha Estates where I have property. This will add complexity and cost where it is not needed. A mayor, council and administration that will grow and cost more with time.
- That’s where we live and we don't want to be left out
- Chance of less fees and an 3asier business permit process for vacation rentals
- I don’t.
- It appears we'd have better representation through incorporation than we currently do through RDOS and more access to outside funds (e.g., grants).
- Option E includes all communities which will benefit more people fairly
- It includes all communities for better representation for residents
- I want to learn more about it the possible benefits & also the negatives yo the Upper Carmi area if OK Falls incorporates without us.
- We need more information to make a decision
- I’m interested in incorporation and this is the only proposal that includes UC so far. There’s suspicion in UC that RDOS doesn’t want UC to leave because it wants Speedway commercial tax revenue, so we won’t get a chance to incorporate.
- I do not like this option.
- I don’t like it.
- It in compass all the area
- It includes properties along the entire south end of Skaha Lakeshore and along at least some of the Okanagan River frontage. The properties along Green Lake Road would seem to belong with the Okanagan Falls community, fire protection, school, services et
- Makes sense for the future
- I don't like it
- makes economical sense to join all areas into one boundary
- I have lived in OK Falls for 35 years, my wife's family for much of the last 120 years. Insulted that our lowly contribution to the tax base makes us unworthy of inclusion in the community we call home.
- Everyone in Area D should have the right to be included in OK Falls if they so choose!!
- It's the only one our property is actually included in
- It includes all the residential properties. No one is left out.
- I am not in favour of this option
- I do not like it
- I do not want to be part of the incorporation!
- This is the best of the options presented, as it includes the entire area, reduces cost and inefficiencies and allows our area to be centrally managed locally.
- Don't
- larger area than other options but still practical
- I do not like this option.
- Don’t.
- No advantages
- Don’t like
- I do not like this option
- Hard pressed to see positives in this option. Increased farmland which increases tax revenue but adversely impacts farm grants. Loss of farm operations/employment/local service providers revenue potential.nue
- nothing to bring everyone together
- Larger tax base and population could allow for a larger array of amenities, services and other resources.

Boundary Options Survey Results

- largest tax base
- Don’t like it at all.
- Do not like this option
- No
- Not interested
- I do not like this option
- This covers everyone.
- it is too large too spread out and not efficient delivery of services
- no
- I do not like this option.
- I am not in support of this option.
- I believe it will be more beneficial to have a larger area as it will keep the taxes lower also be better to have more area for growth of housing and industry
- I do not support this option
- I do not like this option
- It separates the business community from residential neighborhood concerns.
- same
- gives a larger base for taxes, growth and infrastructure
- The Police and Fire protection would be covers for all areas
- I am opposed to any option which includes the Eastside Road region.
- See response from Option B.
- I do NOT like this at all.
- Bigger tax basis with room for residential and industrial investment expansion
- I do not like this option and am against incorporation
- Don’t like!
- NO
- don't like
- Nil
- I DO NOT like this
- It is the only one that includes my property and I'm very interested in the findings of an Incorporation Study, particularly the impact on road maintenance and property taxes.
- NO
- NO, and NO for incorporation.
- Same comments as Option D
- I don't like this option.
- It is the largest group of residents that may see the benefits of incorporation of the town
- I don't like it because it includes too many areas like Upper Carmi, which I feel should be part of Penticton.
- The more families that are included in our area the more people to make decisions and pay for things when/if we incorporate. The people knew when they moved here that it was Ok Falls. If they don't want to be considered living in Ok Falls then they move.
- I'd like to be part of all of these studies
- I do not like this option
- I like it because it is large enough to be a township
- See answer for option b
- It includes all areas
- There is a better tax base and more room for expansion of development. But may be too big of a piece to start with

- It allows for control over future development as the village expands.
- To reduce traffic speed on populated sections of Eastside Rd.
- I think this is close to the best option when considering long term growth and development options.
- I do not
- Simple, large tax base
- I do not like this option.
- It’s the only option which includes upper Carmi
- I wouldn’t say I like it, especially if I talk about Upper Carmi; it is closer to Penticton
- I live in this area and I don't want to be incorporated. This is a bad blanket incorporation. There is too little representation for my area. Upper Carmi
- It includes a large area without cutting off communities
- It seems to make the most sense to add them all into one.
- I don't like this option
- It encompasses a large area and all of Area D which is already represented at the same level of governance as the rest of the area. Increases taxable base.
- everyone is included
- Part of a bigger community and governance area for infrastructure services, area development, and environmental management. Develop a common vision long-term for the area.
- This area includes our residence
- this includes the west side
- Don't like it.
- Biggest possible to be viable.
- Incorporates all of the "OK Falls" existing community. larger tax base
- It is the most inclusive and makes the most sense to me. It also better reflects our Fire Protection area, which already has clear boundaries established.
- I don't like this boundary
- Including this area expands the tax base.
- I don't like it
- It increases the population base, perhaps increased opportunities for growth between the existing communities
- Best boundary option for future growth options
- See no reason for this option
- We are included.
- it includes everyone
- Too large an area
- Represent my community and interest in improvements
- This is better than A, B, C and D but still not inclusive enough
- Most inclusive option
- it includes the entirety of Area D
- Simply because I believe that it is in my best interests to have my location, Heritage Hills, incorporated within the whole Area D region.
- Has a huge capture range
- It is large enough to be efficient and represents our area
- no
- This includes everyone who feels part of Okanagan Falls. I think it is important to have all the land around too. This is my favourite option
- I think we are part of the greater community and have a lot in common with our neighbours.
- I live on Matheson road and want to be included

Boundary Options Survey Results

- Our subdivision is included in this option now.
- This is how it has always been! We should all work together to make a fantastic community.
- everyone is included
- DO NOT like at all
- These areas are already connected and have similar conners as well as a history of working together (e.g. Parks & Rec Committee). This gives the incorporation of a town a larger bases and more efficiency looking after the larger geographic and population
- This is my preferred option, to be in operated o think we need to capture the widest audience to be successful. The only area I don’t agree with it the carmi section and they would likely not be utilizing many amenities in ok falls
- Should be large enough to support this initiative
- Most inclusive of service recipients and includes most agricultural properties
- Straightforward change with no exclusions
- See answer to 3, Option A
- I don't like this option
- Includes McLean Creek Road
- Includes all residential properties in Area D.
- It includes all residential properties of Area D.
- Everyone is included and together we all get better services for what we pay
- I would like to see where this is going. I also understand that if I say no in the future I still have an option of backing out however if I say no now I will not get to be part of it.
- Include area that I live. I want city services
- Our Upper Carmi area can have a voice re: our concerns
- It gives marginalized communities the opportunity to have more representation in local governance and the decisions that are made that directly affect my community.
- Allows all properties within Area D to participate in the decision-making process.
- It allows all properties to participate in process
- I would like to continue to learn how the municipality of OK falls would affect our area if we are included
- We want all the information
- Absolutely not!
- This accurately represents the total area that is regularly referenced by people living here. It is geographically close and encompasses a larger portion of the residences and businesses that typically operate together.
- A large variety of geographic location/ diverse option for people to relocate or move in
- Pls see comments above
- Provides a larger tax base
- The greater numbers of taxpayers will enable the incorporated town to provide services such as policing and irrigation.
- It is the most inclusive option
- It is a large with more opportunities for growth, housing, industry and employment. Funding capabilities, I.e roads, sidewalks, policing etc.
- Initially, the survey should determine who/what areas are interested in being within an incorporated boundary that includes "everyone". The Study should determine if outlying areas are interested in being included. More properties means a larger tax base
- It is the only one that includes Green Lake Road
- the larger area allows more tax base
- only one our land is included

- we are included
- It provides the financial basis for a successful incorporation and is an environmentally contiguous area and provides for the future development potential of Upper Carmi which would provide future tax base growth
- Larger land area and assessment
- This will spread costs out to more property owners
- I would like the ability to have greater control over governance of our community
- Includes the Upper Carmi Area
- majority of land owners in this area
- Possible fire safety and road upgrades. A park?
- It seems to have a more mindful plan on similar types of property owners being in one zone.
- This will give the residents in these areas more leverage in the decision process for planning and growth, based on greater population

iii) My concerns with this boundary option include: (260 responses)

- Scrap the study
- Again the area of Lakeshore Highlands and Heritage Hills are slated to remain as privately owned water at access. It should be all municipally run
- What a nightmare you are going to create
- Burdens residents to carry tax base for an incorporation to which I am strongly opposed
- I wonder if Carmi residents would have concerns and issues more in keeping with Penticton than Okanagan Falls.
- We believe this encompasses too large of an area with not enough households tax assessments to support the size of area services.
- Not in favor of incorporation
- A lot of these areas will not benefit at all from incorporating.
- None
- Too large
- Will absolutely not benefit me except for higher taxes
- As above
- I am concerned that this has been an "after thought" option. And that is a bias from the consultants that have considered this area "lesser than" and have used loaded language like "fringe" to describe this area that has important connections to Ok Falls.
- Population is not enough to support the infrastructure
- none
- carmi is too far removed from the other areas
- Vote no to higher taxes and more civil servants
- Name change
- I do not want incorporation
- I do not want it to include me
- Too big an area
- Upper Carmi is an orphan in RDOS Area D. It needs to be a designated area of boundary expansion and inclusion with the City of Penticton. This was not so long ago clearly identified as a natural boundary expansion for Penticton's future growth.
- It's rather over the top, don't you think?
- Same as for option A
- In my opinion, none of the matters benefit residents of Upper Carmi.
- None that I know of

Boundary Options Survey Results

- That we won’t be included in decisions and will be left as a neglected area that has no options or voice at RDOS
- As above. There is a small group in Okanagan Falls who are interested in this incorporation who would dominate the electoral process and implement policies that benefit OK falls over the other properties.
- Unfairly expensive to ranchers/farmers in McLean Creek Area. No benefit to inclusion of Vaseux Lake area
- I am not in favour of incorporation.
- I’m not interested in my area being in this study or incorporating my area.
- As with any incorporation decision, my primary concern is we still need to understand the associated financial impact (for better, neutral, or worse).
- We need more information to make a decision
- This seems the least likely to succeed because so many people with disparate interests would have to agree, but there isn’t another proposal that includes Upper Carmi.
- There has not been an open and transparent discussion with voting to ask if we even want to consider this as a viable option. Using tax payers money for this ill-conceived and some what covert survey and agenda is not fair when one cannot vote against it.
- It doesn't make sense to include this very rural area in the incorporation study.
- Including the Carmi area would greatly increase the land area and road length that would need to be maintained, with minimal increase in tax base to support that maintenance. It does not seem like a good idea.
- I want the area I live in to remain a regional district.
- I am a homeowner in Upper Carmi. I do not want to be included in an incorporation, especially from as far away as Okanagan Falls.
- I wonder if the properties in Carmi will have similar needs and concerns to the East and South Skaha areas?
- They should be part of Corp
- I will not have any added benefits for this incorporation likely just greater taxes and nothing new.
- Too big
- Upper Carmi should be incorporated into the city of penticton. Our addresses are penticton, the services are at the city boundary now. Being incorporated into a giant area, including OK Falls, does nothing for the residents of Upper Carmi.
- I don't like it because we want to maintain the status quo
- We are much more closely linked with the city of Penticton than with any of the other areas within Electoral Area D. We ALWAYS have to drive into Penticton in order to access any services, shopping, etc. We use the Penticton library and volunteer within t
- It includes a majority of unpopulated area that will not be adding to the tax base and a large area that will require looking after.
- None' All who wish to be consider for incorporation should be welcomed.
- Too large of an area
- Too big an area to be manageable especially for fire protection, too many roads to maintain, provincial parks and crown land included that wouldn’t likely generate any tax revenue for village, and no likely benefits for Eastside Road residents.
- too spread out not economically viable.
- Too big, includes where I live
- See concerns for area B.
- Really! Asked and answered.
- Too much too soon

Boundary Options Survey Results

- The Eastside Road region would see no real benefit from incorporation but our taxes would skyrocket. It is unfair to include our region in the boundary. I am happy enough with the current services and do not wish to subsidize the town’s incorporation.
- Too large. Same as reasons above.
- Carmi belongs with Penticton not OK Falls, this option essentially recreates Area D with no community identity. Swallows up farmland again
- Too large, needs too diverse etc
- I do not want to incorporate - I feel the advantages are extremely limited. We currently have a robust water district and community already established and do not need the additional resources and
- not wanting to be included
- I don't think incorporation for such a large area would be cost effective. There is a lot of land in this region, but low population
- To large an area.
- It is a ridiculous option that does not consider the facts + costs to total population. People choose to live in remote areas for privacy and peace and need to accept the negatives of their choices
- This is a gutless attempt by the committee to address the bizarre desire to include everybody in area D
- Significantly increased area and I perceive costs for minimal population increase. Minimal increase in available grants??? Common interests much harder to find??
- Many of these residents won’t be using town services
- incorporation should be limited to town to focus on its needs instead of having to spread services farther.
- the fact that it includes my property
- May become challenging in meeting diverse needs of such a large area.
- I believe this is too large an area and includes too many people and physical distancing is too far and no community engagement especially Carmi
- Same comment as in item 7
- all residents may not see the benefit, swaying the vote to a negative vote
- High infrastructure cost and responsibility for such a large area. Low sense of community for much of the neighborhoods in the boundary.
- Too large and the communities are not contiguous and there is no relationship with some of the communities and Okanagan Falls ie. Upper Carmi.
- Too much farmland in this boundary and too many water districts
- Areas like Carmi, do not support OK Falls, much closer to Penticton
- Ok Falls wants to incorporate then they should incorporate the town only and leave the outlying areas with RDOS.
- Cost to outlying communities outweighs the benefits.
- Do not Upper Carmi Incorporated; illogical, no reason to be included in the incorporation plan, status quo is perfect
- Carmi neighbourhood is far from Ok falls. The residents in the area do not travel to OK Falls for services. We are much closer to Penticton so travel there for all our services. We do not feel physically connected to OK Falls.
- Too large an area.
- Option E is completely unrealistic and should not have been included on survey. Far to large and not enough population density to make infrastructure and servicing cost feasible without huge tax increases from most peoples current rates
- It is far too large to be considered "Okanagan Falls."

Boundary Options Survey Results

- Don't see why residents outside the current Okanagan Falls area would want it
- The area is huge and would cause issues with road works, along with getting and maintaining a adequate swear and water system. and of course roads.
- no community of interest and high operational costs
- This represents another regional district, not an incorporated town
- Why is this even an option? Makes absolutely no sense. Should Carmi not be included with Penticton.
- Too large an area to maintain roads and a lot of rural properties and lifestyles that may cause issues on a municipal council.
- too large
- There are too many distinctive areas that have very different needs, and are too far apart
- Again, this configuration is too large to manage at this time. Concerns regarding liabilities and availability of services will hinder the growth of Okanagan Falls.
- This is not a town it is another area
- Engages way too many issues / communities, with insufficient critical mass to adequately support. Replicates the RDOS governance model -- multiple communities, minimal revenue, 1 governance system. Grossly unfair if this option were 'given' to OKF.
- I have no issues with having the larger area
- O my God minting snow plowing nightmare
- This option is completely not viable.
- It's too big. I don't want to be taxed on infrastructure outside of Okanagan Falls.
- the Carmi area is not really situated close to OK Falls- what would their benefits be- don't see their benefit being connected to OK Falls
- Again This is way too large and expensive of an area for efficient upkeep.
- Too spread out.
- so big
- With a bigger area to cover, there are more problems to manage and fund. If OK Falls is incorporated by itself without other areas, there will be more focus on making OK Falls a better community.
- Too large of an area
- No connection to Ok Falls
- Far too ambitious.
- The input towards supporting the business community is not cohesive with the immediate importance and impact to residential property owners.
- none
- This makes no sense at all. Way too much crown land and long roadways, plus Upper Carmi/Heritage Hills etc. is connected to Penticton not Okanagan Falls. If they want to be part of Penticton, then they should have that opportunity.
- this is the worst option presented ... makes no sense at all ... upper carmi/eastside road north is totally connected to penticton and not okanagan falls
- how all this will affect my taxes and what would be the actual benefits
- Several 1 The large area will require a much larger infrastructure which will increase taxes 2 Would this mean domestic and irrigating water would be brought to all the areas? 3 I see very high municipal cost with no increase in revenue
- Really! Incorporating such a large area would do nothing for the struggling businesses of ok Falls
- Our taxes would increase significantly without Eastside Road areas receiving much benefit. This appears to just be a means of subsidizing the cost for the town of OK Falls, and is unfair. We do not need extra bureaucracy in the rural regions.

- Extra taxes
- I am not interested in paying more taxes for something that is really not going to improve our local current services
- See response from Option B.
- I am opposed to incorporating Okanagan Falls.
- I prefer being governed by the Rdos
- See question 7.
- additional tax costs, increased infrastructure and service costs, duplication of services and infrastructure
- Same as question 13. You increase the area of coverage = less services but pay more.
- We have our own water system, we are on septic and I do not see any benefit to having our property incorporated into Okanagan Falls and paying more in taxes for services I already have.
- adding farmland, areas not serviced and extensive road network will add costs with little benefit
- I am against being included in a boundary for the purpose of incorporation
- Lakeshore highlands is self sufficient
- Too many roads, too much distance. No sewer systems in many of these areas. The Provincial Park should not be included
- Not a practical option.
- Much too large an area. The Skaha Bluff should not be included. Too many roads and risks to be assumed.
- It includes Carmi and Heritage Hills which I believe should be part of the City of Penticton
- The area holds far too much rural area. It makes no sense to be looking after roads in this entire area.
- Far too large. Population far too regional. Would not promote unity
- Too big + diverse area
- High income households millionaire summer homes grouped with mid income struggling families not fair
- None
- This option is the worst as it is too large and dissimilar for cohesion and consensus
- Despite it representing the highest possible range of the tax base, it is too large a geographic area to cost-effectively provide services to all residents and properties.
- Things are fine as they are and we don't want to pay more taxes.
- Too big and diverse an area to manage as one municipality.
- Area too much
- Don't see any benefit for us in this
- increased taxes for services outside of Vaseux Lake, concerned Vaseux would pay for improvements elsewhere and have minimal increase in Vaseux services and improvements
- If all of Area D were included we would be close to the population limit for having to pay our full policing costs. Within a decade we would exceed that limit, as Oliver and Osoyoos recently have. Let's have some foresight here!
- This option makes zero sense. What would a resident in upper Carmi use services in Ok Falls.
- Way to big of an area
- My main concern regards the existing liabilities of the partners in this incorporation and what impact these may have on my taxes and land use [subdivision of lots, carriage houses]
- Just trying to make area Tax payers join OK Falls. Not interested in Incorporation. !
- NO to incorporation, Cost for sewers ETC. Etc. to areas without would not be good for Taxpayers.
- The committee consultants repeatedly said that OK Falls would not try to go after Upper Carmi
- Not in favour of incorporation.

Boundary Options Survey Results

- Too broad.
- I think this is too large of a boundary.
- Carmi and Heritage Hills aren't as inclined to frequent and use services in Okanagan Falls. More apt to go to Penticton.
- Includes large rural remote properties that don't share a common interest with smaller residential properties.
- Carmi is too far away - I think that folks there do not identify with OK Falls.
- I don't like it because it includes too many areas like Upper Carmi, which I feel should be part of Penticton.
- This is way too big, and will be hard to manage with a small municipality.
- too much rural and park property
- Too big of an area
- I'm strongly against the inclusion of the Upper Carmi neighbourhood. It doesn't share geographical, road network and/or civil services with the rest of Area D. It is much better suited to incorporation with Penticton or amalgamated with Area E.
- makes no sense
- I have no concerns
- Upper Carmi residents have nothing to gain from Okanagan Falls. We would never use the services offered there including fire protection, water, sewer, garbage, library, school
- Too large, unwieldy, too many area specific concerns for local governance
- More agriculture than residential
- See answer for option b
- I believe the area D boundary has left out properties on Green Lake Road where I live and we should be included. It makes no sense for me to be considered Apex Twin Lakes
- far too large of an area to be an incorporated municipality
- Too large an area.
- The potential costs of governing such a large area without a denser population to support those costs could outweigh the benefits.
- Too much empty land to be administered through the current taxation base in the study area
- Including Carmi just doesn't seem to make sense as it is not really part of the area and appears that it would more appropriately fall into Penticton. There is no access to Okanagan Falls without driving down into and through Penticton.
- Too big an area and I don't see the rationale for including Carmi when it's on Penticton's doorstep.
- Too large an area, Carmi should be part of Penticton and Vaseux should be part of Oliver
- Cost of servicing a large area
- It extends into territory that borders on Penticton and should probably not be included in an Okanagan Falls based administration.
- Carmi is too far disconnected and residents there will utilize connect with Penticton area resources, commercial, recreational and residential attributes. Unfortunately this is the only option presented that includes McLean Creek Road and homes SE Skaha
- I see no advantage for Carmi residents to vote in favour of this
- too large an area
- The farms that are included losing tax advantage
- Too spread out.
- I believe this area is too big to service as a municipality. Upper Carmi should join the city of Penticton.
- What is the advantage of an incorporation?

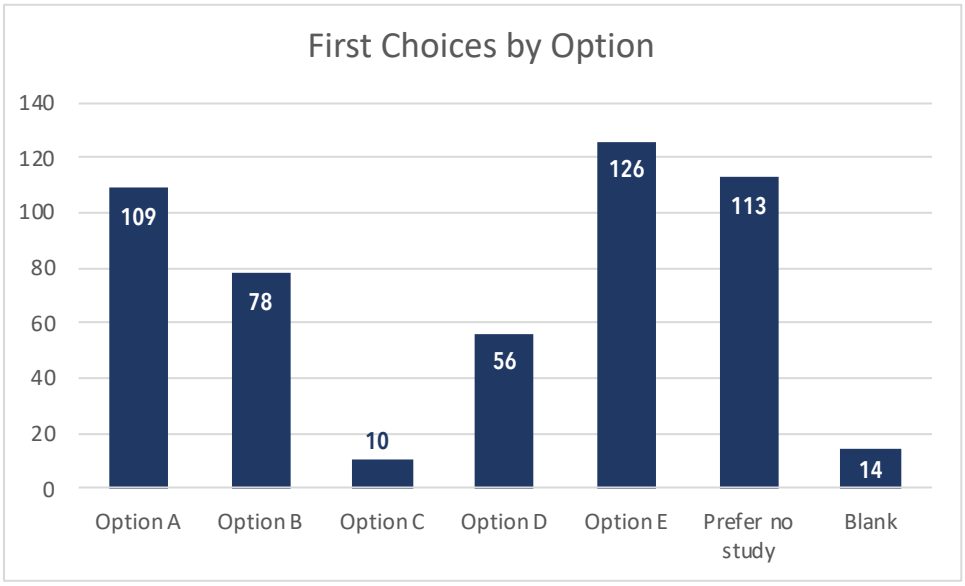
Boundary Options Survey Results

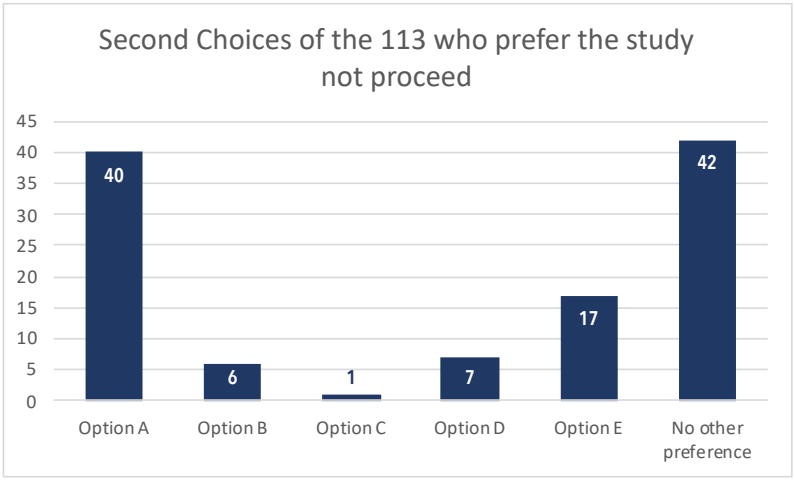
- Everyone will all be balled together in one big group. Whoever has the bigger population area will benefit the most. I don't want to be incorporated. Upper Carmi.
- Carmi and Vaseux Lake should be excluded as Carmi is closer to Penticton and Vaseux to Oliver
- Rather a large area for incorporation
- Carmi area will not feel relevant and is geographically separate. They should be absorbed by the city of penticton of stay with rural service
- Way too broad. Too many people who don’t identify with OK Falls. Too much rural area.
- Too big.
- Too large an area for the population to support
- too much roads
- too large
- Possible problems re: fair governance and potential for infrastructure costs
- Too large particularly in local road length and would dilute the advantages of incorporation.
- Upper Carmi is not very close to Okanagan Falls. I am not sure that makes sense to have Upper Carmi included. Vaseux Lake as well, may be a bit far. We would have to make sure the RDOS fixes all roads before we take over that economic responsibility.
- leave carmi for Penticton to annex
- Issues with including Carmi area and agricultural areas on McLean Creek Road.
- It’s much too large an area to be practical
- Significant mix of use - residential and non-residential. How to balance resource needs over a large area with varying needs.
- -it is geographically too large
- It adds a large area to service that has very little tax base to support it
- seen negative responses from the eastside polls, which could sway the outcome of incorporation of vote.
- Not sure
- The Carmi area should be part of Penticton.
- Too spread out and you much to control
- Some areas too distant to access all services and costs involved
- It includes too many properties from the whole area (Upper Carmi) which I feel should belong to Penticton.
- The school district is included in Penticton for many of these residents. If that changed I’d be in favour to include this area
- way too difficult to support on a tax basis no reasonable opportunity for growth
- Too much rural area.
- added costs and governance problems in fair representation for each of the areas.
- High road length, upper Carmi provides no additional expansion/growth potential
- The properties up Carmi and around Skaha Bluffs would be better served by Penticton
- Does not include all water services
- Much too large geographically which would result in higher operational costs.
- Carmi is not a natural fit with Okanagan Falls as it has more in common with Penticton. However, I can support it inclusion in the boundary area.
- Best option. Only question is on taxation
- the possible financial impacts to those in Mclean Creek who would lose their farm status.
- Carmi is close to Penticton and best suited to being part of the city.
- Soon as you incorporate the taxes will go up...been there, seen it done in communities I have lived in
- I don’t have a concern at this time.

Boundary Options Survey Results

- No concerns
- No concerns now.
- It's got a huge rural area; it's too spread out; too many different concerns and needs.
- It includes a huge rural area; it is too spread out with different needs and concerns
- None
- Too big, too much useless land. Demographics does NOT match. Heritage hills does not belong with OK Falls
- none
- Large area of Crown land is included
- Not sure how the more rural property owners may be affected.
- No concerns
- It feels like this option was just tacked on without any real reasoning on why this option is being considered.
- My impression would be that those in the northern Carmi area would have very little to do with Okanagan Falls, being much closer to Penticton and would not want to be a part. Same with much of the plots to the east.
- Need for good assessment of roads, drainage + infrastructure for proper negotiation of turnover to municipality
- None yet.
- I believe the properties in Carmi should not be included as they are too far away from Okanagan Falls.
- None
- The process seems discriminatory against some residences in Area D.
- The other options seem undemocratic because it does not include all residences in area D
- I rarely service OK falls
- Everyone should have access to information that pertains to them
- Dealing with City regulations too many opinions that do not pertain to our lifestyle in Okanagan Falls
- Cost of maintaining infrastructure
- Being this large and not being able to look after the area, i.e. parks included in the boundary.
- If outlying areas do wish inclusion within an "incorporation area" boundary, some areas have very different needs/concerns from others... would too much in-fighting and not well managed governance occur as a result? Don't want another RDOS scenario!!
- We are a small area being put into a vast area of diverse needs and could get lost in this option.
- Upper Carmi feels like an odd fit to include in OK Falls when their proximity to Penticton obvious.
- we are fine with whatever option works best for everyone as long as our land is included
- It includes Carmi which is too far out but not clear where it would belong to
- none
- Too remote from the other areas being considered. Carmi residents should decide whether or not they want to join incorporation
- Largely agricultural with small density.
- too spread out. OK falls staff will be travelling from the yard and not doing any work. I would not include upper Carmi.
- I can't think of any major concerns at this point.
- Property taxes and utilities will increase significantly. Don't want increases.
- high land value areas may require higher costs for services
- I would be happy with things as they are.
- That we won’t receive any land/road improvements or any “city” services such as gas or internet or cable services but will have to pay higher taxes.

3. Please rank the following Options from 1 to 6, in your order of preference, with 1 being your most preferred option:





The following chart shows the second choices of the 113 respondents who indicated "I prefer that not proceed" as their first choice.

See Appendix A for further analysis of Question 3 by area and ranking.

4. Please share reasons why you ranked the options in that order in Question 3. (332 responses)

Boundary Options Survey Results

- We do not need to incorporate… incorporating would create more taxes … less infrastructure, less ability for people to buy homes here. We live here because it's quiet, peaceful and quaint, we would lose that and pay a lot more for taxes, water, infrastructure
- We do not need to be incorporated
- More residences in tax base
- You have already read my comments
- I am strongly opposed to incorporation of any areas but if I had to choose one it would be the town itself over residential areas
- The best infrastructure options.
- Best option for inclusion and growth.
- I would like to learn about the benefits involved...
- It includes most areas that would have similar issues and concerns.
- Not sure what it will mean to us if Heritage Hills area (Eastside Road) is NOT included in the study. If incorporation occurs, would we still be under RDOS and how would tax rates then affect us with losing large RDOS sector households.
- Not in favor of incorporation
- Population does not justify incorporation
- We have lived here for 40 years, I really don't see how this incorporating is going to improve our lifestyle
- More is better
- Area D has a population of approximately 4500 citizens. This is larger than many other incorporated Districts in the RDOS. The current system lacks input from citizens who do not feel heard or represented under the current dysfunctional governance system.
- Incorporating with the largest tax base possible.
- No one will gain form this except really high taxes
- I think there are not enough people in the area committed to making incorporation viable.
- Cause we are included in these options.
- Leave the area as it has been including the residents of section E.
- I don't want to change electoral areas D boundaries
- Unnecessary changes needed. Too much money being spent!
- Disagree with incorporation
- I prefer that it they do not continue with the study I leave Okanogan falls
- I am happy with the way things are
- Opposed to incorporation and the increase in taxes it will bear
- I do not want to be included
- looking to the future, Peach cliff would make a great city park
- Strongly
- I'm still not sold on the idea
- I believe that a receive good service from the RDOS and that services will not be as good for Skaha Estates if the boundary changes. Unless there is a guarantee we will get sewer system I can't see any benefits
- My only interest is in seeing upper Carmi recognized as being a part of the City of Penticton as it just makes logical sense from both a geographic rationalization as well as a demographic continuity of community.
- I would like to learn all the pros and cons of an Incorporation, including the financial aspects.
- I live in this area and want to be part of the overall community
- Do not agree with proposal to incorporate. Leave it part of RDOS
- Please leave Skaha Estates alone. We like being in the country, not in town.

Boundary Options Survey Results

- See response for option A
- this is my only option that I would prefer. All others are inadequate
- All of electoral D needs to be included
- I want Upper Carmi to be included in the Incorporation study
- Because I am included in area E so this is my only interest.
- I believe there is a small minority of residents in Okanagan Falls who are interested in creating a bureaucracy that in the long run will cost us more and create more problems than incorporation would solve. A very small percentage of people actually vote
- Grossly expensive for lakeshore home owners living in Skaha Estates to bring in sewer.
- I do not want Skaha Estates to be incorporated "(the opposite is not feasible)" is not an option or choice **Note all other options rated 6**
- I believe incorporation is not in my best interests.
- We are directly affected
- I like living in a regional district instead of a municipality. I don't see the necessity of incorporation.
- 100% Upper Carmi should be in the study. I cannot believe the default isn't to give us all info (incl $) to make this decision. It's also YOUR responsibility to ensure we have that info & we potentially don't because people don't fill in a survey!!
- My choice for option E only is to promote fair even treatment of resources/funding
- I feel option E and only option E best benefits everyone in Electoral Area D
- I want to learn & this has the potential to be either positive or negative. I don't know enough yet.
- Would like to be included in the decision
- It includes Upper Carmi. I don't have an opinion on the others, but Id probably be happy to add UC to the other options.
- I don't believe any of this should be going forward without citizens voting to proceed. The survey is not asking people what they think neither is advancing this without full open and transparent, Townhall meeting where everyone is able to attend on mass.
- I would like for my area to remain a regional district.
- The larger the area the bigger your tax base
- I believe that if incorporation is to be pursued it should include as many of the areas that would benefit and use services in Okanagan Falls, schools, businesses, dental office, medical offices, library etc.
- You need a large coverage area to keep taxes and infrastructure costs down
- as an old saying goes, if it aint broke, do not fix it
- I do not want any changes.
- This is my choice
- There is a lot of thought process here above my pay grade – I don't feel qualified to answer. I am in favor of incorporation – it is not that hard to see the benefits Oliver has over Okanagan Falls.
- Vaseux lk is too far away to be included in the incorporation
- Like option B best
- I want to see incorporation for OK Falls, where I live. It is up to other areas if they wish to be included. It is up to them and my opinion really doesn't matter.
- See my comments on previous page regarding Upper Carmi should be part of Penticton and not joining a town or area that is 30 km away.
- I don't like any of the options
- Joining the regions makes best sense financially and economically
- I feel that this area best fits the community, and historically, Okanagan falls
- I know very little about the concerns of other areas within Option E but am quite in tune with those of my neighbours in the Upper Carmi area.

Boundary Options Survey Results

- Biased process on behalf of the RDOS
- I do not care for this to proceed
- Everyone in Area D that wants to be included in OK Falls should be!!
- I only ranked 1 option because it's the only one that is relevant to where I live
- Okanagan Falls should incorporate but there is no clarity on what the benefits would be for other areas.
- Prefer to stay rural
- Attended meetings, don't want our area to be included as there are not enough benefits and way too many negatives. Leave us out of it!
- First two don't include where I live
- I am in favour of letting the town of ok falls incorporate if that's what the residents want. I do not want Heritage Hills to be part of it.
- Not proceed would have been my #1 selection had it appeared near the front of this section
- Overall our area is small, we do not want multiple jurisdictions.
- Incorporation is good but growing the size should be done cautiously
- incorporation will undoubtedly lead to higher taxes without a single benefit to me. .
- If the town wants to incorporate, they should do so, but they should not ask regions outside of the town to subsidize this!
- We pay enough taxes
- Don't want To be in incorporation on our road
- I would support option B if farmland were excluded or if farmland could maintain farm status. With brand new well and septic system (Cost of $40,000), I would not welcome costs to be hooked up to municipal water and sewer.
- Can't speak for other areas. The town of Ok falls needs help to become more sustainable and desirable place to live, to have better access to development $$. My area is rural in nature – no sidewalks streetlights, services etc and we like it that way.
- I would prefer my neighborhood of Skaha Estates be excluded from incorporation.
- I do not want to be incorporated into Okanagan Falls
- I think OK Falls town should Incorporate but not include Skaha Estates
- I think incorporation should only take place in higher population area (OK Falls)
- I believe that the catchment area should initially be small to iron out the kinks and enable a good strong implementation.
- See rationale provided in additional comments
- Option A is the only one that makes financial and geographical sense to me. A full incorporation study could confirm/repute either
- My understanding of potential benefits weighed against common interests and ability to find consensus/ longterm good governance for all property holders and residents
- I think the village of OK Falls is so upporti from lakeshore highlands skaha estates etc. It can be incorporated.
- Option A is the best option
- Keep rural properties out, focus on town centre so as to not stretch services.
- I feel that this would be an efficient and effective approach in terms of long term management and implementation of changes and any improvements
- I feel OK Falls itself should be a village incorporated and include residential areas only. Farm land and agricultural works fine within the RDOS governance model. Costs for including remote areas in infrastructure too high. Need more condensed area
- I believe Incorporation would be good for OK Falls option A and order of preference is based on what I believe to be the highest tax base and growth potential.

Boundary Options Survey Results

- Prefer larger tax base but concerned negative comments coming from eastside would sway the vote negatively for core Okanagan Falls.
- Sense of community. Population density. Lower infrastructure costs
- We need a solid tax base, a common community of interests and contiguity ie. Cannot have too large areas between communities.
- Too much farmland in this boundary and too many water districts
- I would like OK Falls to basically be OK Falls, not all the outlying areas
- I would like to see incorporation as above
- There is no way that taxes will not increase if we (Vaseux Lake) become part of the Incorporation.
- Not interested in becoming a part of OK Falls municipality
- Incorporating OKF makes sense, high population density; status quo in Upper Carmi is perfect
- Areas proximity to the services located in OK Falls.
- Too expensive to taxpayers to maintain these roads, water and sewer
- I really want OK Falls to be incorporated and I would love all Electoral Area D to be as well, but if there has to be a choice this would be it for me
- Let's make Okanagan Falls the town of Okanagan Falls.
- I think we need to move in the direction of incorporation. I would like to see this in the area that can most make this a town with its own identity.
- Ranked options with highest population density to area ratios to keep tax rates low
- OK Falls is a wonderful small town. It has a history that is worth telling our story about. The outlying areas were much newer developments that have little in common with the history of OK Falls. Small is manageable.
- Same as for the first questions
- I would prefer that OK Falls becomes it's own incorporation without the expanded areas. From most of the meetings I have attended, people in the outlying areas do not want incorporation… so let's do it on our own!
- Those who live in upport hills do not seem to be interested in upportion and as a result should not be included in any further parts of this study unless they overwhelmingly want to join.
- Will be easer to maintain our roads..etc
- Operational costs of each
- Okanagan Falls is a separate community from the other communities. Our needs are unique
- The options are less desirable with each progression. Reasons previously stated
- Makes the most sense from a financial standpoint.
- I think that options A and B are the most reasonable. A defined boundary that allows for growth but does not include too much rural may help keep road costs in check.
- I think Okanagan Falls is on the verge of becoming a ghost town. Currently there is little or no priority in making this town a vibrant community. It has so much to offer and could truly become a destination, rather than a dusty old town.
- Option A is only feasible option at this time.
- Potential level of engagement with the OKF town day to day commercial and social activities. (Sense of belonging)
- Option A is the only sensible proposal.
- Options A / C are the only ones likely to operate as a muni with any likelihood of success. Options B/D/E are an almost guarantee of endless future friction at a muni council.
- The first choice fits our situation the best
- smallest to largest

Boundary Options Survey Results

- I only support Option A. I would perhaps support including Skaha Estates with OK Falls if the residents of SE strongly favoured going into an incorporation cost/benefit with OK Falls because they are close enough to actually be part of the community
- I prefer the boundary being Okanagan Falls only. I don't want to be taxed on infrastructure outside of Okanagan Falls.
- Reside in OK Falls
- I prefer the smaller footprint of the area
- Favourites include Okanagan Falls, Eastside road and Vaseux Lake with Okanagan Falls central.
- I think small is probably best, but if it's extending beyond that we might as well capture everyone
- I only want to see a study done for Option 1
- I'm mostly concerned with keeping costs and taxes down if Okanagan Falls became incorporated. However that would happen.
- Ok Falls if the best and only option
- The immediate future of my business depends on both tourist and more important full time residents. Idents
- growth, and opportunity
- I believe that Option 1 will have the best tax base per capita
- Upper Carmi will never be a part of Okanagan Falls based on proximity. Heritage Hills/Skaha Estates etc. are a bedroom community of Penticton and not a part of Okanagan Falls. Vaseux Lake is in it's own space to the south.
- Based on comments already given ... upper carmi/heritage hills/crown land and long roadways in between do not belong under upport falls ... again Vaseux lake is odd to tag on too
- all or nothing
- Previous comments apply.
- I do not believe it is our best interest to incorporate. In your write up the only growth potential you see is real estate. That will not give sustainable growth only short term. Industry is what we need. You need to be going after companies to support it
- I am vehemently opposed to the inclusion of the Eastside Road region in the incorporation.
- I don't agree to be taxed more.
- I am not interested in having my property included in incorporation
- The combination of population and water supply.
- I have attended the meetings and feel this is a good option for us. My main concern is I don't want a private water company supplying my home …I also don't want to be in a big huge area where our voice may not be heard. I attended the meetings and found
- I do not want Heritage Hills to be included.
- I am opposed to incorporation. I certainly do NOT want it to include my residence.
- Don't ask people who won't benefit from incorporation to pay for it.
- We are opposed to incorporation
- My fear is that this is an incredibly large area you are proposing. Going to an incorporation will mean high Property taxes and due to size covered I fail to see how you will be able to provide the necessary services in a timely manner.
- The bigger are of incorporation the bigger the tax basis and creates room for residential/ industrial investment expansion and opportunities
- I am not interested in having my property included in the incorporation plan and as such have not given a priority to any option including my property
- I do not want incorporation, no benefit, want to stay in RDOS, happy with services provided, on septic, water provided by Lakeshore Waterworks, do not want taxes increased, want power to be directly provided by Fortis (no middleman) garbage, road adequate

Boundary Options Survey Results

- I don’t want any area incorporated! But if Okanagan falls wants to then so be!
- I am not in favour of incorporation
- Most likely to succeed.
- I am not in favour of incorporation, but if we are moving forward with incorporation it should be a small geographically as possible.
- I would like to see Vaseux Lake and Skaha Estates included in the Incorporation of Ok Falls.
- All of the options include far too much rural areas. A different boundary needs to be created. It makes no sense to be looking after roads and service in such a large area. The current services that are supplied in my area are sufficient.
- Need a tax base that can sustain a town, but keep boundaries small enough to increase unity
- Please no incorporation
- Not convinced of advantages vs disadvantages of being incorporated
- I believe the incomes in Eastside Road do not compare to the rest of the area D Eq. Manhattan vs Oroville Also businesses like vineyards can contribute more to lower residential to 85%
- many of us like the way things are now. Small town feel, lesser development. Money can be better spent on wildlife fencing, corridor, roads, etc. studies have shown communities close to a larger town/city, will never thrive, offerings are more in upporti.
- This area option has the potential to I & grow
- Already stated in previous comment
- The options 4, 5 & 6 are too large and upportion so after the first 2 options we chose not to proceed with any others.
- To be able to agree on decisions going forward
- Priority is OK Falls. Eastside Rd adds a population base. Vaseux adds to the base also but to a lesser extent.
- The ranking represents my opinion of the optimal balance of tax base and cost-effective provision of municipal services to residents and properties while forging an “OK Falls” identity as a town.
- This idea of incorporation is a waste of time and money
- Previous comments made.
- Not in favour of incorporation and the larger the area, the more our taxes will go up and be diluted to provide services to that area
- I feel there will be minimal benefits to Vaseux the larger the jurisdiction and higher costs
- We live in the fine community of Skaha Estates. We do not want to be part of Okanagan Falls ever.
- No need to change governance as RDOS currently provides this service
- The area is to large geographically, with a very small population
- I feel we need to explore all options for all areas
- Proximity to each other.
- Current political governance trends would indicate that communities are best administered by an impartial responsible body. To not include Kaleden in the boundary options just because it is in another electoral area is illogical if properties on the east
- 50 years in Skaha Estates, no improvements, social services in Oliver, even long distance!! Better to join Penticton
- Skaha Estates will NOT benefit at all with this Study. Waste of taxpayers month IMHO
- If there is anybody in Skaha Estates who wants to join OK Falls, I do not know them. They must be rare.
- Population concentration and similar service needs
- I am not in favour of incorporation and think the incorporation study should not proceed.
- I feel to incorporate Ok Falls, it should be kept to just the smaller area of Ok falls and heritage hills areas.

Boundary Options Survey Results

- Based on who frequents O.K Falls most often. How does incorporation benefit the average citizen of Okanagan Falls
- My ranking made sense to me.
- I don't agree with any of the choices offered because the only ways we can include the properties just across the trestle in Ok Falls, McLean Creek Road and leave Upper Carmi out isn't even offered.
- I think the area chosen for incorporation needs to be easily managed and serviced. I don't think that anything outside of the immediate OK Falls townsite makes much sense, other than maybe Vaseux Lake for expansion opportunities and industrial business
- Infrastructure is the major issue, given a lack of property taxes due to a lack of dwelling density.
- My first choice is for the same reasons that I put down. Other than my first choice I'd prefer only Ok Falls to be included. Otherwise it's just how I feel.
- I do not believe Upper Carmi should be included in any of these boundaries. All the other areas are a long distance from our area. Upper Carmi would be more suited to be incorporated into Naramata or the City of Penticton
- I think its important that all areas that could be considered should get the information so the residents can make an informative decision
- I strongly feel that the regions outside of the town should not be included.
- I think incorporation overall would be a positive for the community. There was not an option for looking at the current boundaries of Area D to better reflect where homes are connected to the community.
- 1 – Best tax base 2 – Best for a start others can be added later
- I believe the order I chose is a good balance of having enough people in a future incorporated area, who share common interests and concerns.
- Already commented previously
- I would like the Incorporation study to proceed and I would like Heritage Hills to be included in the incorporation.
- If the study does process, my rating is based on the most financial benefit to the home owners.
- My concern is the speed of traffic along Eastside Rd from Skaha Estates south.
- The community center is Okanagan Falls. Overall tax base and future development of the community.
- The core of the boundary being OK Falls, should 100% include McLean Creek Rd and the houses on the SW corner of Skaha Lake. There could be no valid grounds to exclude them. Aside from that, Heritage Hills/Skaha are closely connected followed by Vaseux.
- Most realistic change of positive yes vote
- According to my answers before and based on the fact that I do not know the advantage of incorporation. It could be that I have a lack of knowledge
- I do not support incorporation
- I don't want to be incorporated. Strongly against it. Strongly against it
- Include everyone or just OK falls and East side road. The other options leave gaps or include areas that don't necessarily benefit the community of Okanagan Falls.
- I liked the incorporation outline in Option D.
- The three areas would have sufficient population to pay for the services expected from an upportion area
- prefer highest assessment base and less roads
- Geographic area and population base makes the most sense.
- If we don't have a large enough population or tax base so support incorporation, drop the whole idea.
- Not at all interested in incorporation

Boundary Options Survey Results

- We need to have good revenue "B" is best option for us but Okanagan Falls on its own is necessary
- Historical context. Mainly business/residential
- Recognition of costs vs future possibilities for development & capitalizing on use/recreation of natural protected areas
- I like the ones where I am included in the area
- I'm included in options B and D. I don't feel strongly about options 3 and 4. Option 5 is not desirable because of the size and I ranked option 6 last as I feel the study should go ahead so that information is provided to all.
- Upper Carmi is not part of Okanagan Falls. They are more closely related to Penticton.
- They specifically reflect my request
- Need more of a regional management and outlook to future for growth.
- Areas closest to my residence
- needs to be large enough
- Not certain that incorporation should proceed but could support further study before any referendum. If incorporation does proceed, makes sense to link the eastside together as in Option D
- This makes most sense to me
- Our ranking shows a preference for the greatest tax base to support the incorporated community
- Prefer that OK Falls "remain" as 1 community and have a larger tax base. Lower rating given to 'eastside' inclusion as seen negative comments on incorporating leading to a negative outcome.
- I think the larger area has a great potential for future growth including attracting commercial business. We can't know what the future will bring but if we go too small there would be no room for expansion of the community in the future.
- Carmi can't benefit from any municipal services based on location. Vaseux should be included otherwise it becomes too isolated between a would-be municipality and rural Oliver.
- Mirrors our Fire Protection boundary, seems to make sense.
- I like the idea of incorporating with a bit of surrounding area but not too big of an area.
- This was hard to rank. I feel the properties north of the OKF trestle should be included as well as McLean Creek Rd.
- I like the tax base being bigger, while being geographically clustered together to create a feeling of a town. I believe it should align with school district boundaries.
- Why did the last 2 questions not have all of the numbers? The last question only had options 1 and 2 and the one before it only 1 , 2 and 3?
- I feel the boundaries in Option D reflect populations that feel a community connection with Okanagan Falls as a town.
- Because I feel that would provide the most benefit to the most residents
- The order is what I think would be the most favorable for development and growth for the future, not the present
- these are the areas I would like to see be included in the Boundary Study.
- We are a size that incorporating make sense. From past experiences with areas that have incorporated when they went to small there was always a problem when it came to growth. The largest area that you become at the start is better for future growth.
- Living in OK Falls, I visit Vaseux Lake and Eastside Road all the time
- Option D is no.1 because it is a comprehensive contiguous package. Option C is no.2 because it includes important ecosystem lands
- That we are included and the surrounding areas are near us.
- Because I think everyone should be included in the incorporation, not just certain sections
- Everyone should be allowed and encouraged to participate.
- I see no benefit and this is all a waste of money. I choose to live rural and prefer to stay that way.

Boundary Options Survey Results

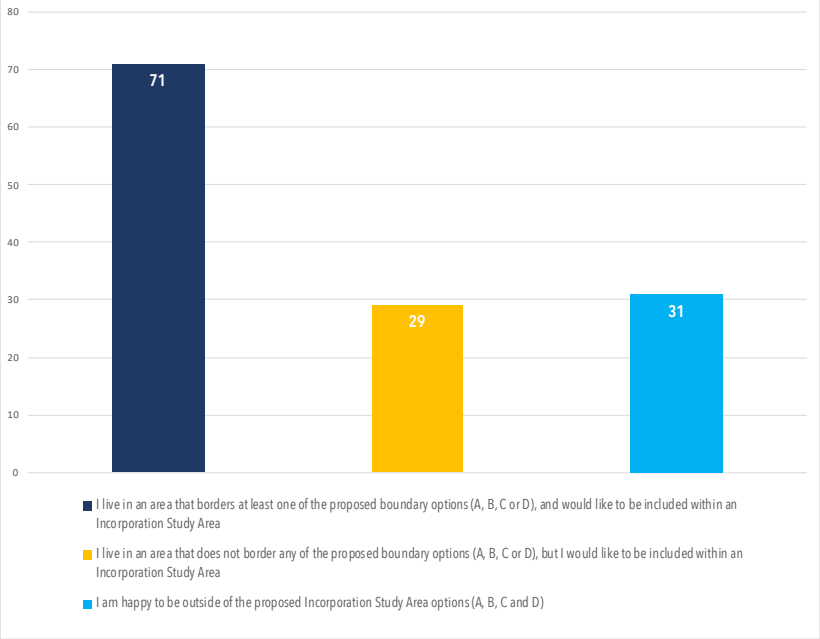
- I would like my community, Heritage Hills, included in the incorporation boundary. Other primarily residential communities may have similar interests.
- I believe that Option B will provide the best combination of including the largest number residents in an incorporated area while setting boundaries that will be most cost effective to manage. Option D is my second choice because it may make sense to add.
- Please see my earlier comments re each option
- Includes all residents of area D
- We feel the study should take place. The choices that make the most sense for us are to include the majority of Area D while minimizing any potential negative impacts. The info provided for review indicates Mclean Creek area could be adversely impacted
- I firmly believe incorporation of as much of the region as possible is in the best interests of all citizens in Area D
- They respond to my personal request to incorporate
- Inclusivity
- I believe that ok falls and east side road option B would better represent the need of the community.
- As outlined incorporation are bad for homeowners...nothing good comes out of it. Only seen my taxes go up after incorporation
- I think it would be wrong to leave out communities like Golden Hills, McLean Creek, Carmi etc. We are part of this community and deserve to be part of this process.
- I think all the area in option are a good part of the larger community and deserve to be included.
- Because I live in E
- Our upportion was not included in another of the other options
- We are in favour of Incorporation and want Skaha Estates included.
- We are in favour of the incorporation and want Skaha Estates included
- I am not sure why anyone would want to split up our area. I have see and heard a few small areas want to be on there own though
- Not valuable at this time. This was never requested by most people. Incorporation not done properly, not for the good reason. WASTE OF MONEY. MUST STOP spreading lies and misinformation.
- Option E is the largest area and most populous but it is still small in geographic size. Efficient and manageable size
- I feel the wider area should be included to draw more support to ok falls. I don’t think the Carmi area should be included though
- Larger population to support this initiative
- It is in best interests to proceed with incorporation study. Some concern that Option E is simply too large and there may not be enough commonality of interests.
- My reasons are in the first section of the survey.
- I would like to see the largest area possible to be incorporated into Electoral Area D
- Option D gives the “City” the best options.
- I fully support going ahead with the Incorporation study. The only uncertainty that I have is the area that is agricultural and the impact incorporation will have on these farms.
- Largest area and it includes agricultural lands and our nature trust
- I think that the broader area included in E (except for Carmi and the area of Crown Land/plots within) encompasses the most residents who would benefit from incorporation.
- Incorporation would be best if all residential properties in Area D were included. Ranked in order of most residential properties included in Incorporation.

Boundary Options Survey Results

- Option E includes all residential properties of Area D. The remainder, 2 through 5, are ranked based on number of residential properties withing that boundary.
- We need better service than what we currently get for our taxes
- I ranked all residential properties as my property (upper Carmi) does NOT have a I option, which is quite confusing. Therefore, if I wanted to be part of this which I do. I have to choose option e.
- I'd like residents of all of the areas to have an idea of what incorporation could look like for them and their respective communities rather than limiting it to OK Falls, and the immediate surrounding areas
- The greater the population involved the greater input we can have regarding our concerns.
- To allow all properties within RDOS area D to learn about the options
- I do not mind living in an unincorporated area.
- Its only logical that an incorporation study would include all residents that are effected. No matter what the outcome, it affects everyone, even those that would potentially not incorporate. They would specifically be marginalized.
- ALL of Area D needs to be included in the Study.
- The entire area D needs to be given an opportunity to participate in the study
- I would like more information and want to be included in the study
- Everyone should have access to information.
- This would establish a more substantial region that is relevant and accurate geographically.
- I don't see any benefit to being incorporated.
- I would like incorporation to include all of area D
- Larger population and tax base, future growth of town as a centre of attraction
- Makes it possible for OK Falls to really become a thriving community.
- I would prefer that as many properties be included as possible. It will give us a larger voice when dealing with levels of government. I am
- It is in the order of my decisions based on the information given
- broader area would provide more tax dollars
- It's important to determine what outlying areas would like to be included. A larger tax base has benefits. Only Vaseux Lake & OK Falls would be problematic, with separate needs; Vaseux Lake has environmental restrictions that may be onerous 4 OK Falls
- Large area of potential incorporation Large share of resources
- Makes more sense to put upper Carmi with Penticton and lump the other areas together
- Chose E first as it is the only one that includes Green Lake Road. Rankings of other options would change if they include Green Lake Road properties
- the larger area allows more tax base
- rated best I could but open to what ever option work best all around as long as our land is included
- Best fit
- concerned of the area closest to where we live, which is a limited option
- I believe that my first choice would provide an immediate viable economic and environmental area that could be incorporated successfully
- A newly incorporated municipality should be a cohesive group of communities who inter relate with each other and depend upon services in one central place (OK Falls in this case).
- Population density
- We do not have the numbers that would allow us to incorporate without incurring high debt and taxes. Being involved in this situation in the past, I see no benefit for us.
- I think the total assessment values are too small for most of these options. My perception of cost sharing; my property tax went up 50% this year and I believe this will propagate the spiral.
- I don't want to incorporate

- Happy with current services. We need an area that is large enough to capture a large enough tax base, but with limits on driving to and from the work site. For example the travel time from OK falls to upper Carmi will take a lot of time out of the day.
- This study should include how incorporation would effect property owners in the Upper Carmi area so they are fully informed and all options for the future management of their properties have been explored.
- Too small an area will demand higher payments from people living in the area to look after the area. Too large an area will have money taken from people in the area and not applied to the area that they live in.
- largest # tax payers to cover cost
- I don't want my property taxes to increase
- I would rather not pay for another level of government. I prefer lower taxes and less government services
- Not interested in incorporation
- I only care about my first 2 options
- Seemed to be the most beneficial on order in regards to where the property sits
- I would like to see a larger, shared Area D that will give us more diversity in the planning of these areas

Question 5: If your property is ONLY included in Option E, and is outside of the four other Boundary Options (Options A, B, C and D) please indicate the following: (131 responses)



Note that several respondents answered this question even though they were not excluded from ALL options answered this question.

69 properties noted that they are not included in each of A, B, C, and D.

Based on areas identified in the survey a total of 92 responses were from properties who identified themselves as outside the boundary.

6. Please If you indicated in Question 5 that you would like to be included within an Incorporation Study Area, please note any reasons why your property/neighbourhood should be included.

a) I live in an area that borders at least one of the proposed boundary options (A, B, C or D) and would like to be included within an incorporation study area: (32 responses)

Boundary Options Survey Results

- Sewage systems should be centralized to stop the problems we have had. Drinking water could be processed and monitored cheaper with a central larger system. Emergency services would be controlled better. In the future, we will need a coordinated transportation corridor as traffic increases, and having one municipality liaise with the province makes the most sense. Our whole area will be under continuous pressure to increase development, and this is better managed with the whole area as a single unit.
- We can see town from our home. We are connected to the town by the river bridges. We sent our kids to Ok Falls school, a 10 minute walk from our place, we shop and support the businesses of Ok Falls. Again, it makes no sense for my place to be considered Kaleden or Twin Lakes when we are right here at Green Lake Road
- Because we are part of Area D and can be affected by these changes. Is that not enough to be included?
- Why not?? It has been in the past. Why now being excluded?
- I live in the area of Vaseux Lake that is included in the Options mentioned
- It borders Eastside Road and not included as all others
- We always have zero say.
- I live inside Area A. Please disregard this answer.
- City services
- To take advantage of an incorporated community that has ONLY specific interest in our area
- To see what are the benefits.
- My house is located in the village and that makes sense to include it.
- McLean Creek Road has always been an integral part of Okanagan Falls. Some of the property owners on McLean Creek Road have been an integral part of the history of the Falls and it would be an insult to exclude them from the decision process.
- The area borders all options and would include properties on lower Green Lake Road
- It would improve OK Falls
- It would be a good exercise to see what all options are offered
- I’m interested in further study but have not made up my mind
- None of B, C, D, E options have any or very little connections to OK Falls and having a connection is essential to build a community
- I'm not happy with the status quo. The roads are not in good shape and the winter/snow and ice removal on Upper Carmi is not satisfactory.
- See comments in likes and dislikes of each option. The criteria on which the study was based suggest a presupposed outcome and little knowledge of the community itself. The rural areas are packed with highly educated professional living on very valuable properties. This fact has been amplified with the realization that working at home is much easier than ever before. For the few properties on the west side of the river, incorporation will bring better facilities (e.g. the much needed grocery store) that make staying here easier. The reasons for not including them are spurious at best and will involve little or no cost to the incorporated Village of OK Falls. Most of us are resigned to the fact there will be no sewage or water system in the foreseeable future and we have put up with pretty shoddy road maintenance for so long that the idea of a ploughed road in winter is a fact of life.
- Decisions will affect us
- to see if there would be any benefit - natural gas
- We can walk to Belich's Grocery Store within 5 minutes!! Can see the beach from our home. We are closer to town than other areas that you have included???
- Because I don't want to be left as a Fringe Area. I consider myself as living in Okanagan Falls as do my neighbours

- we live in Okanagan Falls, as far as our mailing address is concerned...
- We are interested in some of the amenities that would be included in the boundaries.
- History, community connection, we add value to the community.
- Not having fire protection is a Huge concern.
- Biased and poorly thought out representation of the community of OK Falls as it is now. Why do "consultants" make these inequitable claims?
- We are immediate neighbours to those included and would be isolated if not included. We have many concerns in common with our immediate neighbours and look forward to being part of the larger community.
- Why would it not be included? Every other subdivision around us is included. This would leave 16 homes to be on their own. Does not make sense to me.

b) I live in in an area that does not border any of the proposed boundary options (A, B, C or D) but I would like to be included within an Incorporation Study Area: (22 responses)

- I am outside of the area in all options, but I have lived in Okanagan Falls for 42 years, have used the school, recreation, parks, businesses
- Because a survey has already been conducted some 8 or so years ago by then Penticton City Planner Donna Butler that asked 28 property owners bordering Saliken Dr and Lands west of Joy Rd representing over 300 acres of perfect future housing land. Twenty six were in favor of joining Penticton, one required more thought, one did not respond.
- We were included in the survey initially. We have been opted out by interpretation of the board not the community members. This survey should finish what it started.
- All of electoral D
- Our area of Upper Carmi has lots to offer an Incorporated community and we feel that we should be included in the study. We do not want to be left as a small section of Area D to be forgotten by RDOS
- We should be able to have a voice in making decisions otherwise we are left as a forgotten small area and this is not fair. We should be included in decisions so we can flourish as an included community.
- We are part of Area D and our tax dollars are paying for this study just like everyone else's. We have a right to know and understand how incorporation would benefit (or not) us as residents regarding services, costs and governance in order to make an informed decision about whether or not to proceed. Negating the option to include Upper Carmi out of the gate is 1) not inclusive of all area D residents and 2) does not provide a full picture of all options for incorporation in Area D.
- To get a comprehensive look at what incorporation would look like, and so that residents can be informed, and make decisions with all of the information necessary.
- I would like to have a greater voice than I do right now on all the matters that affect us such as road maintenance, snow removal, taxes and construction & garbage removal!
- We're entitled to have a voice and see what's available for our area
- Why do we have to justify this just to be included in the information gathering phase? We, nor the consultants or committee, NOR RDOS ON OUR BEHALF, should decide for or against incorporation without full info, which no one has yet! Any Upper Carmi director has virtually no way to represent our interests in the RDOS structure. Area D is essentially a thorn in RDOS' side except for the Speedway tax $ and we are treated as such. It's well worth UC residents completely understanding the options, which means inclusion in the Incorporation Study.

- Our area contributes more taxes than we receive in services, so we should benefit more from incorporation
- Our neighborhood has significant issues that could improve with incorporation. Road Maintenance, Snow Removal, Garbage collection, business licensing for vacation rentals, Bylaws, zoning changes.
- Garbage services, snow removal have been less than optimal
- One large group (option E) hopefully will have more influence/control of how our tax dollars are used
- Until the Incorporation Study is completed and circulated, this neighbourhood cannot know what the financial or service implications are going to be.
- How are the areas able to determine the financial/taxes or services without being included in the study.
- We are so small compared to other parts of Area D. We’d make up a larger portion of a smaller incorporated area so we might have more influence over service delivery and things that affect us. RDOS doesn’t even issue business licenses.
- Because any changes to the current boundaries would affect my neighborhood
- I want to know how this would affect our funding for roads and services.
- Better representation, more local control over services, local bylaw enforcement, local land use planning and building inspection
- Because we are part ok Okanagan Falls

7. Other Comments (159 responses)

- Complete waste of money and time
- No changes are necessary... Leave things as they are...
- Forget the waste of money for the study use it to fix the roads
- I am strongly opposed to incorporating. It is a waste of money and staff resources pursuing this incorporation study.
- We feel we will only be paying for upgrades to OK Falls alone, can't see any improvement to other areas worth the vote.
- The Local Governance Act is old, outdated and was never meant to provide good government to a large suburban area like Area D, which is a satellite suburb of Penticton. System broken.
- I prefer to live in unincorporated communities. That is why I live where I live. Been there for 40 plus years and no issues.
- At this time, I believe Area D could support, and benefit by, area specific personnel within the RDOS.
- It's the RDOS that needs to be reconfigured
- I do not want to change electoral area D boundaries
- Waste of our tax money. Does not ensure increased benefits.
- I can’t afford to support more civil servants. If I need something I will do it myself. Just mow the lawn in the park and fix the pot holes. I already pay separately for sewer and water. I would rather my tax bill for water went up and we got water.
- I do not want incorporation
- Paper copy entered by AR
- I think it is about time we incorporated
- I need facts and not misinformation as some people are spreading
- This kind of study is long overdue. Area D has many characteristics that make it very different from other RDOS areas. Urbanized and bedroom communities that have sprung up all over Area D need to be consolidated into and with "like" neighbors.

Boundary Options Survey Results

- Area D should have the opportunity to explore the option of going incorporated. For my part ,I need more info. I would like to see the minutes of the meetings and, if questions arise, have them answered. I'm a friend of transparency.
- Having a property that is the furthest from any benefits that would happen if this Inrercorporation went through, I feel that this will just increase my taxes for the benefits that others would receive.
- Would like to hear what the study comes up with as a whole in area D being incorporated!
- Please do not forget about Upper Carmi when considering the study.
- Please include upper carmi in the boundary study.
- Please do not take any further steps. Municipal elections have a notoriously poor turnout so it is too easy for special interest groups to highjack the process.
- If Eastside Road North votes to incorporate then Skaha Estates has to be incorporated whether it wishes to or not - this is not "an option" for Skaha Estates
- There is not enough information provided describing any benefits to incorporating.
- I support investing the incorporation option. I am LIVID that you intend on excluding ANY RDOS residents by default & that we have to fill out a survey to receive MINIMUM required info (including tax/$$ impact) to make an informed decision.
- We all pay taxes and option E I feel would give residents more input and control as to how tax funds can benefit residents instead of smaller areas that require more duplication of funding
- Continue with an inclusive study and keep residents well informed in an open, honest progression of progress
- Once again small groups of individuals advancing an agenda without consulting everybody openly and honestly with the pluses and minuses. They want to spend the citizens money to investigate an agenda if you have. More wasting taxpayers money shame on you
- I am not in favour of having Upper Carmi as part of Okanagan Falls Incorporation
- As our area continues to develop both commercially and residentially it is becoming increasingly important for more effective community stewardship in the way of greater elected representation.
- I don't want any changes.
- I believe that Upper Carmi has no connection to this attempted this incorporated area. I also believe that a vast majority will vote against the proposal.
- Cherry-picking bits and pieces that only offer development and increased tax base is not a way to build a community. Many of us enjoy living here because of the parks and access to crown land. To dismiss them as of no value to the community is wrong.
- Would appreciate not being referred as @the fringe@ we are part of OK Falls!! Always have been! Thank you for asking us for feedback!!
- The next step needs to be to get Okanagan Falls incorporated.
- prefer to stay rural
- None
- The town of Ok Falls can do as it wishes. Leave the rest of us out of it. It seems clear to me that this is just a tax grab, trying to get people outside of the town to subsidize the incorporation.
- Simplify the language and the procedures so that residents can make a simple informed choice. Keep the information basic and clear, too often the material is produced by specialists that understand this, but it is not always clear to those that do not.
- Will come to a June meeting
- Incorporation of the community makes sense and capturing as big a tax base as possible will be a benefit but don't do this at the expense of the farming community. Be more flexible with your boundaries or effects on farmers.
- Incorporation is extremely important for the infrastructure of Okanagan Falls. We need to have our own services.

Boundary Options Survey Results

- I am NOT in favor of continuing this process as it has been totally TAINTED. In spite of the consultants and a few boundary study members attempting to present a neutral, unbiased approach, others pushed incorporation verbally or in their silence. If this is an example of what a Mayor and Council would do then I prefer to remain in Area D under the leadership of the RDOS
- The continued promotion of incorporation through what was supposed to be an impartial process has made it look like a 'done deal' to people on both sides of the incorporation issue
- any referendum must provide vote to all property owners in proposed incorporation area. another level of cost/benefit analysis would be necessary to make a fully informed decision.
- I am wary of people's expectations of incorporation as being unrealistic. it is shocking to hear so many people who move here describe ok falls as a horrible place instead of what it is: small town with blue collar/agricultural roots and low income option
- Thank you for asking for feedback on this important topic
- Very much in favor of an incorporation study
- We should proceed with an incorporation study provided it meets the criteria studied by the experts ie. tax base and rationale for services and that the communities identify Okanagan Falls. McLean Creek Road could be included in all boundaries.
- I have not been able to attend any meetings and know very little on what is happening. Information should be sent out to residents regularly.
- Too much farmland in this boundary and too many water districts
- Please lets incorporate
- Leave Upper Carmi alone
- OK Falls cannot continue to grow and we cannot improve this town without it being incorporated we need the government grants and funds to keep improving this town
- Liked the different boundary options. More detailed information should have been provided on evaluation criteria the consultants used to develop the boundary options. Option E seems unrealistic and would require massive tax increases to current rates
- Let us proceed to incorporate OK Falls township, leaving the outlying areas to remain in Area "D."
- I do not want incorporation
- I think that the cost to provide services to the outer areas will cost more money and will take focus away from OK Falls.
- I would prefer is Wed Nights were not the only night that the committee regularly meets as the OK Falls Fire Department practices that night and some of the members would like to be able to participate.
- Until I know the projected costs of any proposed configuration it is difficult to be more precise
- Study progresses well, awaiting relative cost contrasts. Thank you.
- I believe that starting small and adding other properties as growth is manageable is key in the success of this configuration.
- Thanks for all the time and hard work that the members of the study group are giving to all of us.
- Consultant work is excellent. Thank you.
- OKF is a legitimate community -- stores, businesses, industry, library, etc. It has waited many DECADES for this opportunity. It would be grossly unjust to approve a boundary for Inc study, that would force them to take so much baggage.
- I have some concern that OK Falls is now only represented by 3 committee members.
- I don't have any other comments.
- I am happy with this going through
- None of B, C, D, E options have any or very little connections to OK Falls and having a connection is essential to build a community
- Fully support incorporating.

Boundary Options Survey Results

- I believe that Skaha Estates could be included in the Okanagan Falls boundary, as the SD53 bus route does include all of McLean Creek Rd to Devon Dr. It would be up to Skaha Estates residents to decide if they want in or out.
- it would be nice to know the pros and cons, as well as costs, before a line is drawn
- I think you should be spending more time and money on attracting Industry like UEE and less time trying to sell incorporation. If we have a good industrial base ie long tern jobs for people in OK Fall then we can look at incorporation
- If the town of Okanagan Falls wishes to incorporate, they should do so while leaving the surrounding areas out of it.
- This is a terrible idea. I do not think the study should proceed.
- Please do not go forward with incorporation as this would be an unfair tax burden on rdos residents
- Whoever designed the survey really needs to rethink their planning. Setting up a survey that will inherently provide a false positive by exclusion of options that should be on the table does not give the impression of meaningful consultation.
- Against incorporation, do not want to be included in a boundary area that wants incorporation
- If the incorporation study does not go ahead would like to see RDOS take over more services done by other agencies.
- If you are going to continue with the current boundaries I feel that there is no point in continuing with the study.
- Let's think strongly when the next steps proceed for building a strong future
- concerned about increased cost with minimal benefit
- I do not know ANY resident of Skaha Estates who wants to be part of Okanagan Falls.
- Incorporation was voted on twice previously and failed. Live and let die!
- My concern would be that tax’s go up a lot for no added service for our area
- Study is waste of money, Incorporation Voted down before!!! Pushing for Mayor, town hall etc. Better to Join PENTICTON.
- How many Studies do People wanting to be a Mayor or council need ? Useless
- Okanagan Falls would not even run their water board, but they want to run a town and force Skaha Estates to join
- Important to determine the boundary and services to understand the costs of incorporating
- I would like to see McLean Ck Rd, Allendale Rd and properties across the river be included in the boundary.
- Thank you for your efforts to date. Your work is much appreciated.
- I hope residents see the benefit of incorporating. OK Falls needs investment and infrastructure and needs to be self-governed rather than fighting against other RDOS jurisdictions for a tiny piece of the government community support pie
- The survey doesn't include an option with properties north of the trestle in OK Falls, McLean Creek Road and leaving out Upper Carmi. The 93 feedback responses received at the open houses is extremely low for the population represented to be valid.
- Focus on keeping it economical. Stay away from ALR land whenever possible, as it will be a cost burden. Focus on where we can develop business. Don't break up major roads with the RDOS and Penticton.
- I am completely in favour of incorporating however it ends up looking!!!
- Separate Upper Carmi residents from this incorporation study.
- I hope we do not bite off too much to begin. I am 100% for incorporation option "B". Best choice I live and own property in both areas
- Question 19 is HORRIBLE to have any understanding
- At this time I don't see any service or economic benefit to the home owners in Heritage Hills.

Boundary Options Survey Results

- I think a well run process, except not enough media coverage to create the awareness and knowledge for all residents of the area.
- would like to see a yes vote on Incorporation
- We need more information how incorporation will affect Vaseux lake and its residents.
- There are lots of citizens in the upper carmi area who are strongly opposed to incorporation and the study was done way too fast and they haven't had a chance and will not have a chance to fill out the study properly. This is a bad idea for upper Carmi
- We NEED to incorporate and soon. Millions of dollars in funding is lost to our immediate area D because we are not incorporated. In Okanagan Falls specifically, we need more side walks, better traffic signs, speed limits, and policing.
- Lets hope that this time we can proceed with incorporation.
- Thanks for doing this!
- Recognition for all areas + their inclusion is important. Impact for the future how to go forward + capitalize on the assets of the whole area - recognizing potential of protected areas as a selling point
- I suggest making YouTube Videos that exemplify the benefits of incorporation, with real life examples from other towns. There is a ton of misinformation. I go to all the meetings. Most people do not. People are too lazy to read, video is key. Trust me. :)
- We can do a lot better than what we currently get with present governance. We need more representation and say over our community. We need better funding through grants. We need submersible pumps for fire prevention to save our homes at Vaseux. There is not enough water tank capacity to put out even 1 house on fire.
- I have considered my family and parents and grandparents as having lived in Okanagan Falls since the first buildings were built here and all of a sudden Okanagan Falls becomes this mysterious place that excludes us. No one has yet been able to tell me where and/or what they consider to be Okanagan Falls that is being referred to in this survey.
- We have been hashing this around for 25 years. I see some crew painting tennis courts that seldom get used at OK Falls school. Yet you need an off road vehicle to negotiate the potholes on Cedar Street that have been there since 1975 to get to the school and tennis courts. Snow removal and road maintenance is a joke in OK Falls, non existent.
- Let’s get on with it!
- why not include the west side as part of one of the smaller options?
- Not clear on what would be best way forward for McLean Creek Road rural agricultural properties if incorporation were to proceed.
- Please ensure that the amount of area included has sufficient base and consistent needs such that the services can be provided across the area consistently.
- I think this study is a great idea, thanks!
- An incorporated community has far greater control of its own proactive governance and productive efficient and effective use of taxes and government funding than a Regional District. Entered by RDOS staff from hardcopy public survey
- I think incorporation would be great for OK Falls. This community is in a unique position to grow, attract future development that can still keep the 'small town' feeling and OK Falls would have more funds to maintain and build a vision for the future.
- Municipality’s are best for small towns and outlying areas. Carmi is too far out.
- To get proper valid feedback this survey should have been mailed out to all properties in Area D. The Open House survey feedback responses are too low per population base to be valid. I'm not sure this survey asks the proper ?s to get the answers you need

Boundary Options Survey Results

- It should be made clear - taxes will definitely go up and so will be the benefits - depending on your outlook. Growth is coming to OK Falls without question - no one is going to stop it and the RDOS is going to allow it to happen. Who do we want to be in
- The study provided much useful information. I think it needed to be more emphasis on the idea that this is preparing for the future of area d. It is time to have an elected council responsible for guiding development of area d.
- all or none should be the way it is
- It's a BIG waste of tax payers money!
- The decision to not include all water services misses the opportunity to ensure good quality services. Consideration has been included for sewer services and water services should be given the same consideration.
- I am looking forward to the results of this study and moving forward with a cost analysis as I feel that it is important for residents of the area to have more control over the issues that impact our living in this community.
- The properties adjacent to Highway 97 close to the bridge over the river and the McLean Creek Rd properties are integral to OK Falls (more so than Carmi) and MUST be included in the boundary. Failure to do this would be a travesty. A major oversight.
- May have missed this from previous meetings and Q&A sessions, but would like clear information on any taxation issues.
- Efficient representation allows for larger sewage and water infrastructure
- I feel sorry for the board members ...too many nah Sayers. Have been on many boards & it is a Thankless job. Everybody complains but will not step up to the plate to help
- I would appreciate you putting Golden Hills into the boundaries so we have an option to participate in the next steps.
- We have many commonalities with our immediate neighbours and feel there is strength in all of us joining together as a single force to accomplish common goals.
- please continue onto the next steps. I think its what is best for everyone!
- Stop incorporation process. Must vote on the actual people that are in place at the moment. Offer vote on election for RDOS representative. Wake up resident about the underlying intention and misguidance of poor and uneducated residents.
- To allow potential growth and\or improvements to our region we need to incorporate!
- I support the incorporation and feel it is the next step in ok falls growing to the community it can be
- It's about time to incorporate.
- I am very much in favour of expanding Electoral Area D as widely as possible
- Thank you for all the hard work you are doing to move Incorporation for Okanagan Falls forward!
- It's hard to understand why anyone wouldn't want to study the risks and benefits of this project. We aren't committing to the change only to examine at what a change would look like.
- I look forward to seeing the next steps.
- I don't like change and do not want to pay higher taxes for services I do not receive.
- I was disappointed in the process that purposely omitted my neighborhood. This was purely discriminatory and predetermined.
- This great country was founded by democratic leaders and we need to honour these principles that have been practiced since confederation
- Decisions should include all involved
- I am in favour of incorporation.
- It's time for Okanagan Falls to be incorporated and take responsibility for all that it entails.

Boundary Options Survey Results

- I loathe RDOS governance. It is a terrible system for OK Falls. I support not overextending the boundary for an incorporated area which includes OK Falls, but if a larger tax base is a significant plus for an incorporated area, assess same, then decide
- I fully believe incorporation is best way to go with what is best for everyone. wan our land included
- I look forward to receiving financial information including cost benefit analysis and an evaluation of alternative service delivery options under incorporation including projected savings and potential grants
- I strongly believe OK Falls should incorporate. I believe our existing services would be enhanced through available grants and would not result in increased taxes. We need local governance to avoid the long RDOS decision making process. The current system is too cumbersome with too many local interest groups. The current incorporated areas have extra votes that are a cry for more local input and control for our growing OKF community. Lets get in the situation as expected growth is about to take off.
- Boundary should include everything currently inside the areas designated in the questionnaire (All of Area D)
- If there is a nominal property tax bump I would consider it...if on the other hand I see no improvement in services or infrastructure with appropriate dispersal of funds I would be entirely against it.
- I don`t believe this should proceed!
- The population may be large enough for incorporation but the population of taxpayers is not. How are the fire department services included or excluded from maps? Again this study will be another waste of money for the 4th or 5th time we have been through them all. If you want all that incorporation brings, move back to the city. The maps are not a fair picture to make a positive opinion. These maps promote the idea that more properties means more money but it will also come with more stress on services. Which means more money and bills. To be fair if the fire department goes to your property then your property should be included on the maps (eg East side of McLean Creek Road). Not in the boundary of one of the maps then no fire department services!
- Including Upper Carmi in the spectrum of incorporation is basic due diligence for the purposes of this study. Is it worth it? You don't know unless you look at ALL options.
- I don't want levels of bureaucracy added that taxpayers have to pay for and support for no reason. We have enough politicians. Too many, in fact. I don't want to pay more money for little to no change in service, which I think this will result in.
- Not interested