



March 13, 2025

Ms. Shannon Duong  
Senior Planner  
Regional District of Okanagan Similkameen  
101 Martin St  
Penticton BC

Dear Ms. Duong,

Re: Development Permit for lot consolidation at 6701, 6703, 6705, 6706, 6707 Ponderosa Drive, Osoyoos

Thank you for your recent email reiterating your requirements for acceptance of this proposed lot consolidation by the RDOS approving officer. As previously discussed, the owner group of Sandy Beach Suites would like to construct additional tourist suites and service buildings on the combined Ponderosa Drive lots. We are respectfully submitting the enclosed plot plan and proposed development plan for your review. In order for the Sandy Beach Suites to continue as a viable business, the owner group would like to expand their operations by developing an additional 21 units and a year-round use conference room. The proposed additions will include two handicap-accessible suites and four staff bedrooms. Our understanding is that a development permit application is required to reinstate the previously permitted front yard setback on building 1 and to allow the approval of a 'hooked' parcel – a land parcel that is bisected by a municipal lane (Ponderosa Drive). The existing pickle ball court, which is used by the local community as well as resort guests, will remain and be supported by new washrooms and a covered patio area. The anticipated schedule for Phase one work is to begin construction work on this project in the Fall of 2025. We look forward to coordinating proposed municipal underground services work with our required service connections to ensure efficient and responsible construction progress and costing.

Thank you for your assistance to date with this project.

Yours truly,

Norman Goddard  
Architect AIBC

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