

**OKANAGAN DEVELOPMENT CONSULTANTS INC.**  
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To: Regional District Okanagan Simiklameen  
January 25, 2021

This letter is to accompany application to amend the zoning at 8475 Princeton Summerland Rd.

The intent of this application is to seek an amendment to the zoning of the property to facilitate a subdivision into three (3) parcels, each with a minimum lot size of 1.0 hectares. To amend zoning from SH2 to SH3.

The owners currently have a single family dwelling and accessory buildings on the property. The property is 3.16 ha in area.

The proposal two additional parcels and each would provide for building areas. The two proposed upper lots (1 & 3) are basically flat while the lower proposed lot 2 does have some steep terrain, but contains ample flat area to accommodate a residential dwelling and accessory structure. It is noted that the proposed lot 2 would have access from Deans Road and would not be visible from the Princeton – Summerland Road.

We believe that the addition of two more lots that would provide comfortable building areas would not detract from the character of the area. There is existing SH3 zoning adjacent to the subject property, as shown on the attached mapping. We note that the proposed lot 2 contains a well, which was in place before the current owners purchased the property in 2015.

2.

A recent Sewerage System Feasibility report and a Rapid Environmental Assessment have both indicated favourable results for subdivision of all three parcels, should that be permitted.

Thank you for your consideration of this application.

Submitted on behalf of owners 

Sincerely,

  
 Okanagan Development Consultants Inc.