

The reason why you are seeking a rezoning must be included (ie: what will the new zoning allow you to do and why is this a good idea?) Please use the space below to provide your rationale or attach as a separate sheet.

July 7, 2025

Dear RDOS Committee,

We write to offer rationale for our application to rezone our property towards construction of an accessory dwelling . We purchased our property in 1997. We raised our children there and over the years, it has been more than a home to us. The property has become the heart of our family, where our roots have grown and deepened. One of our sons will be getting married in the yard this year.

Our vision and request is to build a modest accessory dwelling to accommodate our son and his family. This would allow us to continue to live in proximity to each other, strengthening the ties that are central to the lives of our family while adhering to and elevating, the vision of the RDOS OCP.

We believe our proposal aligns closely not only with the vision, but also the objectives outlined in the **Official Community Plan (OCP) for the Okanagan Lake West / West Bench – Electoral Area “F” which promote residential policies that:**

- Support a range of housing options to meet diverse community needs. An accessory dwelling offers exactly that—an attainable and practical solution for a young family at a time when housing costs have become increasingly out of reach. OCP 5.2.1 : *‘Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area’s rural residential and agricultural character.’* We believe that our application honours this objective.
- Encourage development that promotes *aging in place*. The presence of close family on the same property allows us to plan ahead for elder care and maintain independence and dignity as we age. This kind of arrangement eases the burden on public care systems while fostering community values.
- Encourage housing models that strengthen community and family support networks. Our proposed plan reduces pressures around child care, offers shared responsibilities, and promotes the mutual care and companionship that are vital in today’s society. Subsection 3.5 of the 2023 RDOS OCP shows a decline in population for Area F and illustrates a demographic heavily weighted in the 50 – 69 age category with the proportion of residents aged 20 – 39 begin far below the provincial average. Our proposed application, although applicable only to our family, addresses the need for revitalization of the Area F population
- Furthermore, our proposal is in line with the OCP’s broad goal to *support rural character while accommodating thoughtful growth*. The addition of an accessory dwelling on our existing lot does not compromise the rural integrity of the area—it reinforces it through family stewardship and care for the land. In addition, we will ensure that we maintain and add to the aesthetic value of the area by integrating the visual character of the structure.

We believe that our request reflects the evolving needs of families in our community, addresses the housing shortage in a meaningful and low-impact way, will add to the vibrancy of the West Bench community and enables us to live with intention and care across generations.

We are very mindful of our neighbours and of the environmental stewardship we are all obliged to in cooperation with our indigenous West Bench partners. We have completed both an official topographical survey and a geotechnical report that raised no concerns. We will develop on site septic disposal in accordance with all requirements. In addition, the unique shape of our property has always allowed it to have driveway access from both Forsyth Drive and Estates Place. This will allow the accessory dwelling to have easy access.

Thank you for considering our application. We remain committed to being responsible stewards of our land and active participants in the future of our neighbourhood and our community. We would welcome the opportunity to present our proposal in person to the RDOS council.

Respectfully,

Michael Willms and Manisha Willms

## **Rezoning Application – 2624 Forsyth Drive**

### **APC Meeting September 16, 2025 - Key Points & Community Benefits**

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#### **Geotechnical Stability**

Independent professional assessment confirms soils are stable, well-drained, and show no evidence of slope instability. Properly designed drainage ensures no impact on neighbours.

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#### **Septic & Drainage**

Rock Glen Consulting confirms site soils can safely handle on-site wastewater disposal. This is exactly the evidence district staff requested for case-by-case approvals.

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#### **Infrastructure**

We acknowledge regional water and sewer challenges. However, one modest accessory dwelling will not strain the system. Broader infrastructure upgrades require regional solutions — not denial of safe family applications.

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#### **Unique Property Access**

Our land has access from both Forsyth Drive and Estates Place. This makes it uniquely suitable for an additional small dwelling while minimizing neighbourhood impact.

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#### **OCP Alignment**

The OCP calls for housing diversity, aging in place, and family support networks. Our application fulfills these objectives while maintaining the area's rural character.

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#### **Family & Community Benefits**

This proposal is about aging in place, companionship, and easing housing pressures for young families. It also contributes to revitalizing the aging population (mean age range (56 – 63) of Area F.

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#### **In Short:**

Our land is stable and can well support additional septic.

Our access is unique and well suited to support an accessory dwelling.

Our vision is to strengthen both family and community.

Our vision aligns with the OCP and with the requirements needed for case by case consideration.

We respectfully ask the Advisory Planning Commission to recommend approval – Option 1 or Option 2 of this rezoning application.

Michael and Manisha Willms