
REZONING RATIONALE

March 15, 2020

John and Karen Rousseau

8025 Princeton Summerland Rd

Summerland BC

V0H1Z0

The reason why we are seeking rezoning from SH3 to SH2S on our subject property is to accommodate Home Industry usage, and to increase the allowable size of a Home Industry from 200square meters to 300 square meters of interior space, which at the time of purchase (Nov,30th, 2019), was the maximum allowable footprint of a Home Industry. My wife and I run a small woodworking studio where we design and fabricate everything from custom furniture to chopping blocks to modern timber frame assemblies. We are value adding forest product specialists who use 80% Canadian hard and soft wood fibre in the production of our pieces, sourcing only 20% of our raw material from the US. Our shop is filled with the finest modern woodworking tools available on the market. Our most recent investment is a line of tools that will allow us to produce modern wood window assemblies for BC's changing STEP CODE building environment. We are clean, organized and see ourselves as innovators in our local industry. Our goal is to add as much value as possible to each project we are a part of, while bringing awareness to the quality of work this region of the Province can offer.

As part of the recently updated "F-OCP" (Section 10.3.4.B) we are required to justify our position against a series of questions, of which are answered below, in order.

- i) Our parcel is currently 13.5 acres. Let it be known that we are in the middle of a subdivision application with the RDOS and the Ministry of Transportation. It is noted on file that we wish to subdivide Two, 1Ha lots and have them remain SH3, leaving a 3.3Ha lot as the subject parcel of this application (see attached colour diagram). We will be siting the proposed shop on the north western portion of land closest to the main road.



- ii) Due to the fact that we are siting the shop as close to the road as we can, the impact on the natural environment will be greatly mitigated. Our business while on the property will be entirely enclosed in a building framed with 2x10 walls, insulated with dense pack cellulose. Even though we are a small operation, this assembly offers maximum sound dampening capabilities to ensure our neighbours don't hear us. The Building envelope was designed by Keith Olhauser of KO Structural out of Kelowna.
- iii) Though we do have a small polygon of ESL on southern tip of our property, the proposed siting of our shop is over 300 meters away from it. We have engaged Lisa Scott from Eco Matters Consulting in Summerland, to do a rapid assessment of the parcel and the impact of our subdivision and building scheme. She is due to have this study complete toward the end of April.
- iv) We have hired Karen Haliday of Quality Control Management out of Summerland to do an extensive waste water discovery report of our land and a copy of that report is available upon request. The conclusion of that report is that we have ample room to facilitate any kind of septic system required while remaining close to proposed buildings in order to reduce sprawl on the parcel.
- v) We are 1.5 KMS west of the turnoff to Fish Lake Rd and roughly 12 Kms west of the town of Summerland. We are the last parcel of land located in the OCP for area "F" heading west on the Princeton Summerland RD. Right next to the "middle of nowhere"
- vi) The proposed shop location does not fall into any natural hazard zone as specified by the RDOS.
- vii) Most, if not all of the surrounding parcels have large shops that are either housing Home Occupation or Home Industry activities and services. We feel that it would be out of the ordinary if we did not build a large shop when looking around at our neighbours parcels. It seems like one of the main reasons why people move out to this area.
- viii) Our shop will be tastefully presented at all times as it is a show room for our daily work. We will have a fence or short wall screening at the road with a discrete gate for access to the shop and land.
- ix) With the Regional Boards acceptance of this application, we would begin construction as soon as a building permit was granted. 2020 spring/summer/fall building season

The Regional Board supports Home industry on lands over 2Ha, as does the current SH2 zoning. Our Parcel, even after subdivision, meets and exceeds the minimum parcel size requirement for SH2 Zoning. Due to the nature of our business, we require additional interior storage for materials (both finished and raw) as fine hard and soft woods, once dried, must be stored inside in order to retain their quality and allow us to work with them on them fly. Thus, the need for the additional 100 square meters.

The current OCP supports commercial growth in the Faulder area. Our products have never been in such high demand as they are now. Our clients are tired of buying imported particle board garbage. A resurgence of bespoke manufactures are regaining market share and we are proud to be on the front line of this revival.

We are excited for the prospect of eliminated our current shop lease in the town of Summerland, as it is the single largest expenditure of our balance sheet every month and as such, completely redundant. We are looking forward to having our business on the same parcel as our home. We are 25 year Summerland residents raising a young girl with another child on the way. We know that at the heart of this community is a contingent of strong and intelligent small business owners. We are so lucky to have found this rare piece of land outside of the ALR that we can relocate to, and we hope that the Regional board will see this as a win for Faulder and Summerland. We appreciate your support and due diligence in this matter. We are open to your questions and happy to talk anytime they come up.

Sincerely yours,
John and Karen Rousseau