

Lauri Feindell

From: Poole, Kathryn ENV:EX <Kathryn.Poole@gov.bc.ca>
Sent: April 2, 2020 4:34 PM
To: Lauri Feindell
Subject: RE: Bylaw Referral - F2020.008-ZONE

Hi Lauri,

Thank you for the email, but the Ministry of Environment doesn't do Bylaw Referrals.

Best regards,

Kathryn Poole

Program Assistant & Director Support for Brady Nelles | Compliance | Regional Operations Branch | Ministry of Environment and Climate Change Strategy
102 Industrial Place | Penticton BC V2A 7C8 | Tel: 250-490-2205

24-hour RAPP (Report All Poachers and Polluters) tip-line: 1-877-952-7277 (Conservation Officer Service)
24 hour Spill/Environmental Emergency Reporting: 1-800-663-3456 (Provincial Emergency Program)

From: Lauri Feindell <lfeindell@rdos.bc.ca>
Sent: April 2, 2020 4:19 PM
To: HBE@interiorhealth.ca; 'fbclands@fortisbc.com' <fbclands@fortisbc.com>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>; Poole, Kathryn ENV:EX <Kathryn.Poole@gov.bc.ca>; XT:Summerland, District ENV:IN <info@summerland.ca>
Cc: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Bylaw Referral - F2020.008-ZONE

Re: Project No. F2020.008-ZONE
Bylaw Amendment No. F2461.14
8025 Princeton-Summerland Road

Attached is a bylaw referral along with a link to the documents supporting the application. Please review and forward any comments you may have to planning@rdos.bc.ca by May 2, 2020.

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-f/f2020-008-zone/>

Kind Regards,





Interior Health

Every person matters

April 3, 2020

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

mailto: planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: F2020.008-ZONE
Our interests are unaffected

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority



Lauri Feindell

From: Riley Gettens
Sent: May 19, 2020 9:32 AM
To: JoAnn Peachey
Subject: Fw: Rezoning application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi JoAnn,

Please see below re Princeton/Summerland Road.
Thx.

Riley M. Gettens Director, Electoral Area "F"
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.488-0246 e. rgettens@rdos.bc.ca

www.rdos.bc.ca www.OurAreaF.com

[FACEBOOK](#) [YOUTUBE](#)

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From: sandy berry <[REDACTED]>
Sent: May 18, 2020 11:12 AM
To: Riley Gettens
Subject: Rezoning application

Good Morning Riley

Thanks for asking, things are going well. These are certainly extraordinary times. I hope all is well with you and your family too.

I have had a chance to investigate the proposed rezoning/subdivision for 8025 Princeton Summerland Road.

I have talked to a few of the residents in the area and will share their perspectives with you. I have also encouraged them to contact you directly themselves regarding any thoughts or concerns they may have.

1. A primary concern of residents immediately adjacent to the proposed workshop is the noise and increased traffic that may be associated with a wood working shop. The proponent has

stated that they will make a strong effort to mitigate noise but in a wood working shop of this size even with the doors closed there is likely to be a dust collection system in place which is generally mounted on the outside of the building and can be quite noisy. If this was the only concern and there were strong conditions in place regarding noise abatement there is probably a fair likely hood of community support for the shop and business. I can not speak to the fact that in the immediately adjacent area there are quite a few small rural lots that could be impacted by the operation of a home business of this nature and size in their neighborhood.

2. I think that the water issue should be a major concern for those that are at present currently on the Faulder Water system. There has been a longstanding moratorium on subdivision within the water system area as the number of connections apportioned to the existing lots was deemed to be the maximum number that can be supported by the system's reservoir. This application not only changes the zoning of one part of the present lot to accommodate the proponents wish to build a larger shop but it is also a subdivision application as well as it creates two smaller lots on the remainder of the original lot. Although it does not, I believe state it in the application the intent apparently is to have these two lots provide water from their own wells. This raises another concern that because back in the day that the water system was created there were a few owners in the specified area that were forced to become part of the system to help defray the cost even though they had reliable wells that produced enough water to meet their needs, to now go the other way doesn't seem to be fair. Also to now go in this direction saying these new proposed lots would provide their own water from wells located on the property could likely trigger other applications for subdivision on at least two large holdings that currently exist in the immediate area. Another concern about water is and I have mentioned to you before that I have a fair amount of information about wells that were drilled in the Faulder area, is that drilling a well with a high enough capacity to support a household in this particular area is no sure thing. I have a well log from a property across the Princeton Summerland Road (civic address 8064), that records a well that was drilled to a depth of 620 feet and was rated to produce 3 gallons a minute. This well was drilled in 1982 prior to the water system being constructed. If these two lots once approved, or others that might be approved because of the precedent being set here were having trouble with their water supply, it is not I think an unreasonable assumption that there might be a lot of pressure brought to bear to have the Faulder Water system expanded to meet their needs for water.

One long term property owner I talked to immediately adjacent to the subject property expressed concern about not having the two lots subdivided unless water was proven on the lots in question prior to approval. And a concern about how it could possibly present a precedent for two large parcels of land in the immediate area to apply for subdivision.

3. There is an historical context to the issue of water in this area that perhaps people in administration and those that are recently elected may not be fully aware of regarding what it was like when many of our neighbors had to haul water in for a number of years prior to the water system being built because the small aquifer they were relying on went dry. There are several us who have lived in this area for many years both in the water service area and in the immediate area who remember vividly the challenges those residents faced when their wells went dry. I think it is probably safe to say that there could be a reasonable level of support for some subdivision in the area if it were fully sustainable development especially as it applies to water supply.
4. I think that there might be an acceptable way forward with this application Riley, and that is if the proponent were to consider applying to rezone the entire property from SH 2 to SH 3 to allow the larger shop to be constructed and not apply for the creation of two new lots within the Faulder Water System area.

Hopefully, my thoughts will provide you with some help in proceeding with this application.

Regards,

Sandy



APC Member Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** F2020.008-ZONE

FROM: Electoral Area "F" APC Member Name:

Brad Hillis

(please print)

DATE: May 18, 2020

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.14
8025 Princeton Summerland Road — Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

A restrictive covenant is utilized to ensure the proposed mitigation measures for noise are kept to a high standard of sound dampening measures with a provision that outdoor storage of materials is prohibited to ensure no negative impacts to the streetscape and that all associated storage and business activities are fully contained. _____

JoAnn Peachey

From: Sue Dennis [REDACTED]
Sent: May 15, 2020 1:15 PM
To: JoAnn Peachey
Subject: Rezoning Application at 8025 Princeton-Summerland Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Joan. We have lived since 2004 at 100 Mountain View Road. We enjoy the peace and tranquility. While as Mr Rousseau States yes, surrounding Parcels do have large shops,ours being 525 square feet. According to the paperwork we have read, Mr Rousseau's shop will be several times larger.The surrounding shops on various parcels in our neighborhood are used for small Cabinetry jobs, Home Improvement , and other projects. Our concerns are as follows:

What about dust-collecting systems? Will these be inside as stated that the business will be "entirely enclosed?" The constant drone would be a blight to our rural Lifestyle.

Will there be bright security lights pointing towards our property? Currently we enjoy the lack of light pollution.

What hours and days are proposed for work ?weekends? Nine to five? How many employees ?These are important questions.

In summary we do not want to be negative but as we have learned in life , "beware of beginnings" !

While we appreciate the applicants respect for the environment, this as neighbours , is not our chief concern in this instance. It is primarily, noise, noise?!!!

We felt the need to voice our concerns because, if approved, it's forever. This has the potential to have an impact on our daily life and property value.

We Wish John and Karen the best and if these questions\concerns can be answered satisfactorily we welcome them to the neighbourhood.

Sincerely, Andrew and Susan Dennis.

JoAnn Peachey

From: [REDACTED]
Sent: May 14, 2020 10:51 AM
To: Planning
Subject: Fwd: 8025 Princeton-Summerland Rd rezoning proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 29, 2020 at 9:45:56 AM PDT
To: jpeachey@rdos.bc.ca
Subject: 8025 Princeton-Summerland Rd rezoning proposal

Hi JoAnn,

Thanks for taking the time to speak with me this morning regarding this rezoning proposal.

As discussed, our main concern is the increase of noise level that will be generated from the proposed woodworking business. We understand the owner is proposing increased insulation but do not feel this would be sufficient to dampen the noise level. This is a quiet peaceful community. We feel this would affect our quality of life as well as decrease our property value.

Kind regards,

Tammy and Larry McArthur

Sent from my iPhone

JoAnn Peachey

From: Sharon [REDACTED]
Sent: May 12, 2020 10:37 AM
To: Planning
Subject: REZONING APPLICATION NO. F2020.008-ZONE

To Whom It May Concern:

I hope this email finds you all well. I received a letter in the mail from the RDOS in regards to 8025 Princeton-Summerland Road and the request of the owner to rezone the property.

Thank you for giving me the opportunity as the owner of 197 Mountain View Road to express my concern.

It is my understanding that the owner of the above for mentioned property is wanting to build a shop and operate his business from their. As a homeowner in the area, I am concerned about a few things. First and foremost, will rezoning the property hinder the value of the homes in the area? Will our water system be taxed? Will the noise from the continuous use of the saws ruin the reason why I moved way out of town in the first place to find peace? Will the traffic be crazy? The noise in our area travels for quite a distance. I can actually here people in Faulder talking sometimes.

I have never wrote a letter like this but I really am concerned. I notice that the owner has already assumed that the zoning will go through and has done a ton of land clearing etc. on the property. Can he put sound board like they use in the recording studios to muffle the sound of the saws? Can he leave his bay doors closed at all times to alleviate the sound? (I have heard from where his current business location is that the shop is very noisy and they always have their doors open which makes it much worse)

I welcome new neighbors but I do not welcome having to move because I no longer enjoy my home.

Thank you for your time. Please call me if you have any questions on my cell phone at [REDACTED]

Regards,
Sharon Metzger

JoAnn Peachey

From: David Boehm [REDACTED]
Sent: April 29, 2020 12:41 PM
To: Planning
Subject: Rezoning Application No. F2020.008-ZONE

Follow Up Flag: Follow up
Flag Status: Completed

Hello JoAnn Peachey,

Thank you for your efforts for our community during this time.

We have seen a lot of changes in our area during our 30 years here. Our family has spent a lot of time with the RDOS researching and establishing our community water system. It has been an excellent result. We also work on fire safety/Fire smart, rain events/flooding, Hydro, wildlife etc....things that have an effect on us all here.

I only have two concerns: 1) we do have seasons of drought and with that come watering restrictions and I do not feel increasing our current hook ups would be wise. (We have been told by the RDOS that there will be no more hook ups). 2) Fire: we do not have any fire protection here. I have fought several structural fires here over the years and it is a very frightening experience. Myself and several neighbours have spent the time and money to set up individual fire fighting equipment. I have two portable tanks with pumps and hoses and the appropriate gear. We have fought many wild fires and have received a favorable response from BC Wild Fire Service, on our ability to respond and suppress until they arrive.

A manufacturing business may represent a fire risk to our area and as such is a concern. Dust collection (and wood dust in particular) has fire implications.

David Boehm
[REDACTED]

JoAnn Peachey

From: Cindy Boehm [REDACTED]
Sent: April 28, 2020 8:19 PM
To: JoAnn Peachey
Subject: 8025 Princeton Summerland Road - rezoning application

Attention: JoAnn Peachey,

My name is Cindy Boehm and I have lived at 95 Fish Lake Rd for over 30 years. I was asked to be on the water advisory committee, by Ron Perrie, not long after Faulder had its first community well dug. I spent hundreds of hours pouring over engineering reports with Ivan, another member, doing community presentations, monitoring over a dozen community wells and bringing all the information to the table. I still have all the information which tells a story that no long term resident here ever wants to relive. We originally had a well, that was so viable that the engineering firm said we could open a water bottling facility. This proved not to be the case and not too many years later, we were in danger of running out with our pump cavitating from lack of water.

The search for new options began. We now have a new well.

We were promised during this transition that there would NOT, under any circumstances, be any new connections allowed. At the time of the drilling of our new well, Candace Piling gave away a water connection along with permission to subdivide to the adjacent property in the event that the drilling company was unable to find water within the RDOS land. The community was not informed of this move by the RDOS, but it was a prudent move even though the RDOS did not need to use this landowners property.

I personally looked into this property and phoned the realtor Wes Burdick. The property at 8025 Princeton Summerland Rd, Wes told me, was sub-dividable. I asked him about water hook-ups. He said that the RDOS told him that they would give him more hook-ups. I told him that I did not think that was the case as all the hookups had been spoken for. He told me I was wrong and that

JoAnn Peachey

From: Cindy Boehm <[REDACTED]>
Sent: April 28, 2020 8:34 PM
To: JoAnn Peachey
Subject: Re: 8025 Princeton Summerland Road - rezoning application

PT. 2

My apologize, a technological glitch:)

Back to the realtor, Wes Burdick, He was adamant that the RDOS would give out more water connections, no problem. I did not give him any information on my background as I did not want to have any issues. I did talk to Judy Burton, Lisa, Rob and Adam. There are no more hook-ups. As a community we were promised this, and the RDOS will be held to account on this matter. As far as the wood shop, I have no problem with that.

I will follow up with a phone cal tomorrow.

Thank you for your time. If you have any questions, I would be happy to give you some history.

Cindy Boehm

On Tue, 28 Apr 2020 at 20:18, Cindy Boehm <[REDACTED]> wrote:

Attention: JoAnn Peachey,

My name is Cindy Boehm and I have lived at 95 Fish Lake Rd for over 30 years. I was asked to be on the water advisory committee, by Ron Perrie, not long after Faulder had its first community well dug. I spent hundreds of hours pouring over engineering reports with Ivan, another member, doing community presentations, monitoring over a dozen community wells and bringing all the information tho the table. I still have all the information which tells a story that no long term resident here ever wants to relive. We originally had a well, that was so viable that the engineering firm said we could open a water bottling facility. This proved not to be the case and not too many years later, we were in danger of running out with our pump cavitating from lack of water.

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JoAnn Peachey

From: Cindy Boehm [REDACTED]
Sent: April 29, 2020 9:24 PM
To: JoAnn Peachey
Subject: Re: 8025 Princeton Summerland Road - rezoning application

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your time this morning, JoAnn.

I very much appreciate that you are holding to the 80 hookups we currently have and are not adding anymore. The only thing I would like to add is that of fire safety in regards to the manufacturing of wood products. I would like to see that this facility is required to have a certified dust collection system professionally installed.

Sincerely,

Cindy Boehm
[REDACTED]

On Wed, 29 Apr 2020 at 10:09, JoAnn Peachey <jpeachey@rdos.bc.ca> wrote:

Hi Cindy,

Thanks for the phone call this morning.

This email is just to confirm that your feedback has been received and will be included in the public submissions provided to the Board when considering this proposal.

I have also forwarded these emails to Andrew, as requested.

As discussed, if you would like to provide additional written comments about your concerns about fire and dust collection, I can also include it in the file.

Regards,

JoAnn Peachey

From: Joelle Boehm [REDACTED]
Sent: April 28, 2020 9:30 PM
To: JoAnn Peachey
Subject: 8025 PRINCETON SUMMERLAND ROAD CONMPLAINT AND OBJECTION

Hello JoAnn Peachey,

Due to the crazy times our world is in at this moment I have just received news of property request tonight.

My name is Joelle and I live in Faulder outside of Summerland. Tonight (the night of April 28th) it has come to my attention there has been a request for a subdivision on property [8025 Princeton Summerland Road](#). I understand this property can be subdivided but I also understand there are NO more water hook-ups available contrary the request of John Rousseau.

My husband and I had put an offer on this property. We have lived in Faulder for many years now, and my husband has been in this area since he was born. Obviously our offer on this property was no accepted but we do know for a fact when we had been in contact with the selling realtor he had said this property could get more water hookups even when we had told him this was not true.

Please do not accept the water hook-up application as Faulder literally can not handle any more hook-ups.

What frightens me the most is if this water hook-up request is approved so many more people will request for a water hook-up as well.

I as well as my husband object the approval of all of John Rousseau requests for this property.

Thank you so very much for your time JoAnn,

Joelle B

JoAnn Peachey

From: David Boehm [REDACTED]
Sent: April 30, 2020 12:37 PM
To: JoAnn Peachey
Subject: RE: Rezoning Application No. F2020.008-ZONE

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for the response JoAnn.

The water system was researched, initiated and implemented in conjunction with the Faulder Water Advisory Committee. We also were to a lesser degree included in the process when the more recent upgrades were made. Myself, Cindy Boehm, Ivan Hagg, Ian Christiansen are members. We have not disbanded this committee and I think it would be advisable to reinstate some process, once we're into a less dramatic Covid scenario. I am not comfortable with the RDOS making decisions without our input on a system that we have put so much time and effort into and that we pay for. I will research what is required to restart the process, if you have a contact at the RDOS that would be appropriate I would be grateful. With respect to a water modelling study regardless of who pays for it and regardless of the results, it is not an exact science and mistakes are made and have been made along the way. We are very fortunate in that we have had the precipitation and the necessary conditions to maintain the appropriate water for our system currently, but we have run out and we are in a particularly dry micro climate in the shadow of Brent Mountain, we actually receive only ½ the precipitation of Summerland. We need to do everything we can to protect the water system for the current hook ups. There are at least three hook ups that I'm aware of that are not currently being used...probably more. It is important to note that several current property owners that are on the water system were told that they cannot receive a hook up on the system if they were to sub divide. It would be reasonable to give them the first option if more hook ups were ever to be considered.

I have spent years in the past watching the graphs with respect static and dynamic levels of the well, and I know it is not always predictable or easily understood. Many things influence it, obviously precipitation, but also geographical change in the ground, others wells, equipment failure (i.e. plugged screens etc.), the movement of underground water...a lot can influence our aquifer and our water system. Frankly I have put my trust in Rob and Adam and crew at the RDOS (they are exceptional and we are very fortunate to have their level of expertise on our system) and I trust them to look after it on a daily basis. I do know that the residents must have input into any significant changes.

Feel free to forward this to anyone in the RDOS that you feel would be appropriate.

Thank you,

David Boehm

From: JoAnn Peachey [REDACTED]
Sent: Thursday, April 30, 2020 10:07 AM
To: David Boehm <dave@nrgdynamics.ca>
Subject: RE: Rezoning Application No. F2020.008-ZONE

Hi David,

Thank you for submitting feedback for the rezoning application for 8025 Princeton-Summerland Road.

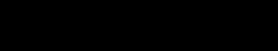
Your feedback has been received and will be included in the public submissions provided to the Board when considering this proposal.

In response to the water hook up, I want to clarify that the subdivision is a separate process from the rezoning application. However, I can comment that the RDOS has advised that there is no additional capacity for the Faulder water system at this time. Additional hookups will not be considered without a water modelling study (this would be at the expense of the applicant).

Regards,



JoAnn Peachey • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • tf. 1.877.610.3737 • f. 250.492.0063
jpeachey@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

From: David Boehm [<mailto:> 
Sent: April 29, 2020 12:41 PM
To: Planning <planning@rdos.bc.ca>
Subject: Rezoning Application No. F2020.008-ZONE

Hello JoAnn Peachey,

Thank you for your efforts for our community during this time.

We have seen a lot of changes in our area during our 30 years here. Our family has spent a lot of time with the RDOS researching and establishing our community water system. It has been an excellent result. We also work on fire safety/Fire smart, rain events/flooding, Hydro, wildlife etc....things that have an effect on us all here.

I only have two concerns: 1) we do have seasons of drought and with that come watering restrictions and I do not feel increasing our current hook ups would be wise. (We have been told by the RDOS that there will be no more hook ups). 2) Fire: we do not have any fire protection here. I have fought several structural fires here over the years and it is a very frightening experience. Myself and several neighbours have spent the time and money to set up individual fire fighting equipment. I have two portable tanks with pumps and hoses and the appropriate gear. We have fought many wild fires and have received a favorable response from BC Wild Fire Service, on our ability to respond and suppress until they arrive.

A manufacturing business may represent a fire risk to our area and as such is a concern. Dust collection (and wood dust in particular) has fire implications.

David Boehm


JoAnn Peachey

From: Riley Gettens
Sent: May 15, 2020 1:51 PM
To: Andy Dennis; JoAnn Peachey
Subject: Re: Proposed sub division district lot 2893

Thank you, Andy.

Riley M. Gettens Director, Electoral Area "F"
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.488-0246 e. rgettens@rdos.bc.ca

www.rdos.bc.ca www.OurAreaF.com

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From: Andy Dennis [REDACTED]
Sent: May 15, 2020 10:16:18 AM
To: Riley Gettens
Subject: Proposed sub division district lot 2893

I'm Andrew Dennis , I live at 100 mountain view road. Across the Summerland Princeton rd from subject property. We have concerns about the proposal of sub dividing and 2700 square foot wood shop factory. Noise and visual appearance being our main concern. I am reaching retirement and looking forward to spending my years on our property in peace and quiet. Being a cabinet maker by trade I know the noise generated by the tools of the trade and don't want to have our future filled with that. I'm not against the proposal if a guarantee on zero noise pollution is enforceable. We have been here for 14 years and will be for many more God willing. We love the tranquillity of our rural home,it is how it should remain.

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

- 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