

PLATEAU ROUSSEAU ESTATES INC

**RATIONAL OF SUBDIVISION:
8005 PRINCETON SUMMERLAND RD**

March 31, 2022

**OUR PRIMARY INTEREST IS THAT NO MATTER WHO OWNS THIS PARCEL OF LAND
IN THE FUTURE, THAT IT IS NEVER TRUNED INTO A GRAVEL PIT OR USED FOR ANY
INTENSIVE INDUSTRIAL RESOURCE EXTRACTION**

As part of our rezoning application we would like to provide the planning department of the RDOS and there residing board of directors as well as adjacent landowners with some rational for our recent subdivision application with the Ministry of Transportation and Infrastructure (March 30 2022) and sequential rezoning application with the Planning Department of the RDOS.

We purchased the subject property in the fall of 2020 from the owners of Okanagan Redi Mix. The year before that, we purchased the adjacent property to the east (8025 Princeton Summerland RD). We have been informed by various neighbours that many years ago (40+years) Okanagan Redi Mix procured these lots with the hopes of developing both for gravel and sand extraction. Their activities of resource extraction were underway in whatever capacity when a group of local residents lead by the late Martin Gibbs, petitioned the RDOS (or whatever governing body at the time was in charge of the parcel) and Ministry of Natural Resources to suspend operations due to the proximity of residential development. The operations were halted and the parcels of land remained residentially/commercially dormant until we bought them.

Since their purchase we were able to successfully subdivided 8025, creating 2 new lots for residential development and we are hoping to do the same with 8005. Our goal is to tastefully control where the lot lines will be drawn in order to retain the rural character of the area, helping to supply the region with some much needed rural residential housing inventory, while ensuring that the parcel would never be exploited for resources, as this would in our opinion, devalue the experience of living in this part of Faulder.

The parcel at 8005 is currently zoned RA (resource area) and is just over 11Ha in size. As such, it does not currently meet the minimum parcel size requirements for RA zoning which is a 20Ha minimum. The zoning bylaw and OCP designation we are proposing are congruent with neighbouring parcels, changing from Resource Area to Rural Holdings. We propose that the two new lots be zoned Small Holdings 3 (SH3)

while the balance of land (mother parcel) would be Zoned Large Holdings 2 (LH2). See appendix for details.

The parcel is outside of the Faulder Community Water Service boundary and the lots would be serviced by drilled wells and would each have septic systems on them for waste water. We had the parcel doused for water by Okanagan Kootney Well Drillers and there were multiple well sites isolated for all of the proposed lots. We have also engaged Rick Evans, a local waste water systems designer in order to sign off on our septic systems. We have engaged these two local contractors for this type of work in the past and would rely on their experience to help us develop the site to all appropriate standards required by Interior health, the MOTI and the RDOS.

A large portion of the lot is rated environmentally sensitive and as such we will be working with Lisa Scott from Eco Matters Consulting based in Summerland in order to assess the parcel. As we have done 2 previous environmental assessments on these parcels in as many years, we expect to find no challenges or sensitive ecosystems that would be degraded by our proposed subdivision.

Due to the fact that the parcel is flanked on 4 of its 6 facets by SH3/4 land and that the topic of gravel extraction adjacent to rural residential development is not often entertained/supported by authorities having jurisdiction or local stakeholders, we feel that this parcel is a natural candidate for this type of rezoning. We feel that the impact of light residential development on this parcel versus any commercial or industrial activity is a far better fit for the rural character of the neighbourhood. When presented to my neighbours if they would rather see a gravel pit (or any of the other uses permitted by RA zoning) versus a few more houses on the hill, we are certain the answer would unanimously be in favour of the later.

We are open to any comments or concerns about our proposal and are able to meet in person or discuss over the phone anytime at: _____ or by email at _____

Thank you in advance for your consideration regarding this application,

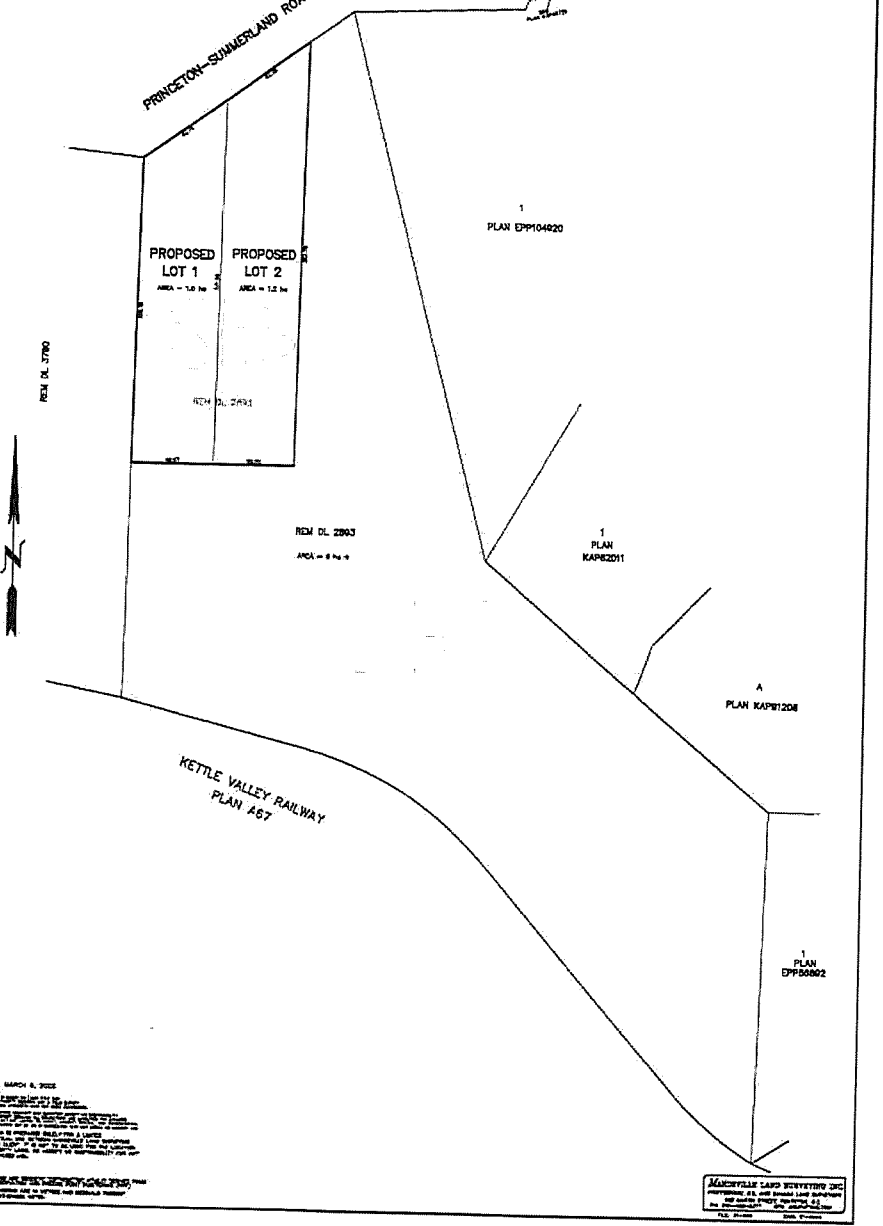
John Rousseau, President/Owner.

Plateau Rousseau Estates Inc.

SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF PART OF:
 DISTRICT LOT 2893, ODYD except:
 1) THAT PART THEREOF LYING SOUTH AND WEST OF RIGHT OF WAY PLAN A67
 2) PLANS A67 AND 27332

SCALE 1:1000

ONE ADVERSE BOUNDARY PRINCETON-SUMMERLAND ROAD, SANDWICH, F.L.C.
 PD 01-030-000



DATE, MARCH 8, 2025
 THIS PLAN IS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEY ACT, 1991 AND THE SURVEY REGULATIONS, 1992. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
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 MAGNUSVILLE LAND SURVEYING INC.
 225 BAYVIEW AVE. #1000 SCARBOROUGH, ONTARIO M1S 5R7
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