

Hello Christy

As per your request, please accept this as my letter to the Board of the RDOS to be put on the Agenda for the Board meeting May 23, 2024.

I have attached a .pdf file outlining my proposal and would ask that you post it to your Board Correspondence as you asked.

I would also ask the one or all of the City Councillors on the RDOS board bring it forward to the Board to support this action.

I have been trying since April 09, 2024 to be able to speak to the RDOS Board and am doing the best I am able to follow your instructions as there appears to be no formal process.

My purpose in this request is to get more housing built as the South Okanagan has long bent to the will of the NIMBY's, which in my professional opinion is one of the fundamental causes of the worsening housing crisis. That and the lack of cooperation between different levels of Government.

All levels of Government must work together to build more homes and have done a poor job of this for many years.

In Particular is the RDOS and the City of Penticton especially when it comes to the area around the Campbell Mountain Landfill.

I have been working for 40 years to get more housing built in this area and now there are too many opportunities to ignore.

The Canadian Horizon Property to the north of the CML is 129 acres in size and has been zoned for 1 acre lots since 1982.

The City of Penticton Staff recommended to Council that a development application consisting of 300 homes be pursued in 2021.

One councillor who voted against this development had, and continues to have, a small very vocal group of NIMBYs in his ear.

The "Save the Naramata Bench" group, who threaten food security by tearing out fruit trees and ground crop farms in favour of vineyards, a luxury item with questionable viability.

The two main problems with the development as it was proposed were a secondary egress, and the conflict between the City and the RDOS

The secondary egress has now been secured and I have the province looking into how we can move this whole area forward for development.

The City of Penticton owns the landfill site and the RDOS leases these lands to operate the landfill and neither will make a decision, always deferring to the other.

This combined with the proposed future expansion of the CML amounts to the willful devaluation of lands that have been designated as future growth areas for many years.

The opportunity that exists today consists of the developer of the Canadian Horizons lands extending municipal sewer to the property at 1050 Spiller road via a new roadway to be constructed on the west side, downslope of the landfill from 880 Naramata Road. This road will need to be constructed partially on City lands, below and to the west of the landfill, near the leachate collection pond and again in the extreme north west corner of the city lands on the Fortis powerline right of way.

The proximity of this new road to the leachate collection pond will allow the leachate collection system to be tied into the municipal sewer as Summerland did last year at the expense of \$5,000,000.

With this new roadway being constructed, and a secondary egress route recently being secured to Riddle Road, the residents of this new development on the Canadian Horizons land, as well as all current property owners and inhabitants of the Spiller Road area and Falconridge development will have a new corridor to reach Naramata Road. The existing Spiller Road through the landfill, which is an ongoing source of complaint, could then be abandoned as it has never been a dedicated road.

The third major benefit of this proposal would be to allow the Province to tie into the newly installed sewer on Naramata Road where it meets Randolph Road. A road extension could be constructed off the end of Randolph Road intersecting with Reservoir Road, providing the new resident of this neighbourhood primary and secondary access as well.

This new neighbourhood, since the land is owned by the Province, could be similar to the neighbourhood in Penticton known as the K Streets, which was constructed after the Second World War. Some creative land lease scenario could be developed similar to what is done on Native lands, providing homes for consumers at a lower price. This may be something like leasing the land for \$1 per year in perpetuity. The result would be a home that could be sold for \$500,000 where this same home on its own land would be \$750,000 or more. At today's construction costs, this could be a home nearly 1500 sq ft in size on a small lot.

My family and I still own 87 acres of land north of and adjacent to the Canadian Horizons land. The current plan is to sell this property in the near future to whomever develops the Canadian Horizons land, or someone who just wants a ranch close to town with an incredible view. There is also a 73 ac parcel of land below, and in front of my family property which has some development potential as well. These two properties both have some steeper portions on the Northern edge which would largely be undevelopable. I expect these two parcels may be able to support another 300 homes between them, adding to the 300 units on the CH lands.

The RDOS and City of Penticton must work together to allow the new roadway to be constructed and sewer extended to this area as the developer has proposed. The City of Penticton has confirmed that approximately 300 homes would be needed to offset ongoing utility infrastructure maintenance.

In total, this proposal will allow for as many as 800 homes in the 10 or 20 years ahead. Homes that are critically needed. Single detached homes, Duplexes, Townhomes and all types of housing. Not unlike Skaha Hills on Native land which is also connected to City sewer.

This proposal will also allow for as many as 200 homes to be offered for sale at a reduced price to a select group of people, such as young families under certain conditions such as having to be owner occupied.

Lastly, this development will allow for the CML leachate collection system to be tied into municipal sewer hopefully preventing the leachate from getting any closer than 300m from Okanagan Lake as it is now.

The CML has been a problem for many years and continues to be on the Provinces Contaminated site Registry. The RDOS has lobbied unsuccessfully to extend the landfill buffer to 500m. This is unreasonable and unnecessary if the landfill operates within its Operational Certificate.

Continuing to attempt to devalue neighbouring properties through its actions, the RDOS may soon face legal ramifications.

I trust this meets with your approval.

Please acknowledge receipt and confirm my ability to speak to the Board at the May 23 meeting.

Time has come to do the right thing and stop bending to the will of NIMBYs for political gain.

Thank you

Gil Szabo

This same treatment was applied when the Province instituted the 300m buffer around landfills in 1999 and the use and enjoyment of 46 acres of land was taken from my family, the then owners of the now Canadian Horizons land.

ZERO compensation was every paid even after my family was totally frustrated spending more than \$250,000 pursuing a legal remedy.

We were forced to sell the lands at a substantial discount as our ability to develop the lands were taken away.