

March 25, 2022

Additional Rationale for Rezoning of Property Lot#4, 4239, as per the suggestion of Shannon Duong, RDOS Planner.

We are proposing to rezone our property from Resource Area to Small Holdings 2 and Resource Area S (site specific). The Small Holdings 2 area is approx 7 acres and the RAS area is approx 31 acres. The individual parcel sizes are currently being calculated by a BC Land Surveyor. BCLS official paperwork will be submitted when completed. This property is not in the ALR, Faulder or Meadow Valley but sits on its own within a quarter section between Camp Boyle (the Boy Scout Camp) and Darke Lake Provincial Park.

Our vision and reason for the request of the rezoning of this property is to subdivide off the approx. 7 acre parcel which is naturally sub-divided by the gazetted Fish Lake Road.

The impact on this community is negligible as the homesite would not be visible from Fish Lake Road as it would be situated on an upper bench. There is need for more affordable land, which this would provide, with minimal impact to this small community of 5 properties, within District Lot 4239. We are presently unaware of any available SH2 properties within 10 kms.

This property is forested and is bordered on 2 sides by Crown Land, hence the natural environment is capable of supporting this development. The existing residences all live in harmony with nature and are all environmentally conscious.

This property currently shows the potential for water as it has been witted. A well would be drilled to supply drinking water. Sewage disposal would be a septic system as all the properties within DL 4239 are using septic systems.

This 38 acre property is naturally divided by Fish Lake Road and is maintained year round by the road maintenance contractor, which is currently AIM. Power is supplied by BC Hydro and School District 67 has supplied bussing for children beyond this property, depending on numbers.

The susceptibility to natural hazards is always of concern to persons living in a rural setting. Flooding is not a concern in this area and wildfire concerns have been minimized due to a backburn that the WildFire service did in this area 5 years ago.

This property would be in keeping with the existing area with respect to its compatibility with the surrounding forested area.

There would be little to no impact on the area visually as the building site would be on an upper bench away from Fish Lake Road. There are no other visually sensitive areas that would have any impact.

The type of development would be a single family dwelling. The preference would be to have this property sub-divided as soon as possible to allow for a potential buyer to move forward in an increasing limited market.

We extend an invitation to RDOS personnel to site visit this property to fully understand and visually comprehend why we are submitting this application. We feel strongly that the increase of \$1000 from \$1500 to \$2500 for application fees warrant this site visit.

Respectfully submitted by Doug and Kathi Penny