

RATIONAL OF REZONING AND
SUBDIVISION:

8005 PRINCETON SUMMERLAND RD

Sept,14, 2022

As requested by our Planner (Shannon Duong, RDOS) we are supplying additional information and rational in order to support our rezoning application file number: RDOS File No. F2022.006-ZONE

We have been extensively reviewing the RDOS Regional Growth Strategy, (bylaw 2770) as well as the collection of documents compiled over the years regarding the Meadow valley/Trout Creek aquifer and have engaged the proper qualified professionals to speak to the effects of our development proposal all the while being cognizant of our natural environment and sensitive ecosystems.

We were very interested and relieved with the findings of the most recent Meadow valley aquifer study (August 2022). Section 5.2 of the report and the supplementary mapping (figure 2-3) have clearly positioned our subject property outside of both the North Faulder aquifer and the Faulder Community Water System. As a result of our rezoning and subdivision application the provincial approving officer for the MOTI, Bill Sparks, required us to hire a Qualified Professional to speak to the effects of our proposed development on the aquifer and surrounding wells. We have retained Hydrogeologist Jon Fennell, (M.Sc., Ph.D., P.Geo.) who is one of Western Canadas foremost authorities on ground water to peer review the findings of the most recent study and speak to the effect, if any, our subdivision/ rezoning will have on the environment at large and the Trout Creek aquifer. The report will be attached in a sequential email. His report Concluded:

"The results of this assessment show that drawdown effects from the operation of these bedrock wells will be minimal to negligible at the rates they will likely be pumping. As such, the risk of impacts to other water wells in the area, water supplies in the MVA, and local surface water features (i.e. Trout and Darke creeks) is similarly minimal to negligible."

We were also relieved with the findings of our environmental assessment provided by Lisa Scott (M.Sc., R.P.Bio.) from Eco Matters Consulting (August 2022). Her findings were congruent with the previous reports generated in this area and no critical habitat was identified. In fact, the only concerns presented in the report were to:

“retain all wildlife trees/decaying wood debris and reseed disturbed areas after development is complete”.

In addition, we engaged Rick Evans, ROWP to survey and design all of the waste water scenarios for the proposed lots. There were no challenges discovered due to quality of ground conditions and the amount of available land for this purpose.

Upon further review of the RDOS Regional Growth Strategy, (bylaw 2770) we feel that this section (from page 18, Housing and Development) speaks to and describes our proposed rezoning/ subdivision perfectly:

For those communities not shown on the Growth Management Map, **it is understood that some infill development may be anticipated in rural areas, provided that such development:**

-Does not significantly increase the number of units or the established density of the area; and

-Respects the character of the communities.

It is further acknowledged that in those areas not identified for growth, some resource, industrial, public and commercial uses may be considered, as specified in the policies of this section.

Section 1C-4 of the Regional Growth strategy (bylaw 2770) reiterates this:

Limit consideration for rezoning of large rural land parcels to smaller parcel sizes outside of Primary Growth Areas and Rural Growth Areas only where such growth is infill, does not significantly increase the number of units or the established density, and respects the character of its surroundings.

Our development is in line with the established density and considering that we are only creating 2 additional lots, will very clearly respect the rural character of the area. As stated previously in our first rational document:

“Due to the fact that the parcel is flanked on 4 of its 6 facets by SH3/4.....we feel that our parcel is a natural candidate for this type of rezoning/ infill. 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”.

Our goals and beliefs, coupled with the opinions of our retained Qualified Professionals, should satisfy and negate any concerns the RDOS and the respective board of directors could have regarding the impact of our rezoning application and further subdivision.

We are not a massive development firm based out of the lower mainland looking to make a fortune. We live next door to this development while raising our two daughters, have lived in Faulder previously and have resided in the Summerland area for 30 years. Our intention is to improve the number of lots on this plateau in order to create land and housing for our expanding family, as well as sustain our construction company and create jobs for years to come in the region.

We know that this proposal is in line with the community values and we are not asking for anything unreasonable.

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.