

From: Steinhub [REDACTED]
Sent: December-28-20 3:09 PM
To: 'ONewmen@rockyview.ca'
Subject: file number 05320002 application PL20200164

December , 2020-12-28

Attention : Oksana Newmen

Re: Redesignate land Range road 285, Approximately 0.81 south of Township Road 254-storage lot

My name is Smith, Joan-Carol . I own the land of 40 acres. Which I have owned for over 20 years. As this property is adjacent to mine and with this development backing on to my property I have a few concerns.

My address is [REDACTED]. My legal address is SE ¼ Section 20, township 25, Range 28w, 4m

My concerns are as listed:

- 1- Are the lights going to be on all or motion lights?? are they on all the time?? as my houses will be effected. We already get the glare from CN.
2. Is there going to be or will they built a burr?? so I don't have to look at trailer all the time and have people behind my property??? So I don't have to see them??
3. Can they the applicant holder cut it back so Its not right behind us. ??
4. What is going to be the hours of operation??

Please get back to me via Email or call

[REDACTED]
[REDACTED]

Thank you . I will await your reply
Thank you
Joan Carol Smith

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Comments for Rezoning Application: File Number 05320002 / Application Number PL20200164
Date: January 10, 2021 4:26:54 AM

Do not open links or attachments unless sender and content are known.

Attn: Planning and Development Services Department

Hi Oksana,

This is Sunny Toor, one of the partners in a corporation that owns land adjacent to the subject parcel for the file / application above. I speak on behalf of the rest of us and would like to express our disapproval for the proposed rezoning.

The subject parcel is 140 acres of agricultural land. The size of this proposed development is significant in comparison to any RV storage or similar facility in the surrounding area. This is almost a full quarter section of land and will make a significant impact on how the area looks. This parcel is also near the Omni ASP by Genesis land development. In size comparison, they are both the same size to proposed Omni's first stage development. There is significant amount of land in Omni ASP which would still be pending development and will still take years to develop.

In our humble opinion, the agriculture land should be left alone for the near future. City of Kelowna has zoning for Reserved Agriculture Land which prevents such rezoning and keeps the agriculture land safe for its intended use. If this proposal goes through, there will be a flood of similar applications from the county residents/owners. The first parcel out from quarter section for residential zoning makes a lot more sense for such use. These parcels are much smaller and a lot more suitable for such development as it allows the owners to have a house or a small business such as RV storage while still preserving the land for future development. And this is only for first parcel out. 140 acres is a big parcel and would change how the county looks for a distant future. Developments at a grand scale that would require land to the East of 100 Street NE to be developed are realistically going to take decades. Please preserve this land for its intended use till a greater visibility is available for what the future holds for the surrounding area.

File Number 05320002
Application Number PL20200164
Division 5
Owner 2174197 Alberta Inc.
Size 140.26 acres
Legal SW-20-25-28-W04M

ATTACHMENT 'E': PUBLIC SUBMISSIONS

Oksana, we would like to stay current with any updates on this application, and even attend future hearings if possible. Please confirm if you received the email, and if the comments will make it to the councillors. Look forward to hearing back from you.

Happy New Years!
Regards,

Sunny Toor

