

Mrs. Isabel Barreira



July 5, 2022

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

RE: Development Variance Permit (DVP) Application No. C2022.026-DVP
577 Road 2 (Lot 1, District Lot 2450S, SDYD, Plan 22963, Except Plans 36559 and 41947)

To Whom It May Concern:

I wish for you to consider my objection regarding the stated variance request. As the adjoining property, the difficulty I feel that this would cause is more than I am currently willing to contend with.

Currently I already experience the inconvenience of dealing with excessive noise due to the machinery and fans from the existing building that, during peak packing season, extends into the very late hours of the night. On top of this, the spotlights being used at night stream directly into my bedroom window while trying to sleep as the house is only meters away from the main building. I am 89 years old; this is extremely disruptive for me. I have endured this for years but have had no recourse so the thought of expanding on this is more than disheartening.

On top of this, the amount of semi trucks that come in and out of the facility have created issues of their own. As the facility does not have a proper area to accommodate trucks to enter and exit properly, they currently drive up to the corner of my property to back up and turn at the corner of Road 2 and Primrose Lane. The road was not built for this purpose and, as such, the stop sign at the corner has been hit and damaged so many times, the sign has now had to be moved onto the corner of my property. The trucks sometimes have such a time turning that it will often obstruct traffic for various lengths of time. Expanding the facility would ultimately mean expanding the number of trucks coming in and out of the building.

I do understand the needs of business development, we ourselves held one of the earlier greenhouses that existed in Oliver, but at that point, our operations were as such that they did not disturb other neighbouring properties. Our property is now a homestead, one that we hope to enjoy for many years and pass on through generations. As Oliver grows and expands, so little is left of our roots. I have been here for over 50 years in this location, and the expansion of this warehouse upsets the entire family.

If the warehouse should do any expansions or construction, it should not be to the facility itself, but to an adequate trucking access and a noise and lighting barrier that would reduce the inconvenience to the neighbouring properties. So, to end, I strongly object to the expansion as proposed and ask council to deny the proposal as it stands unless the noise, lighting and transportation issues can be addressed in a suitable manner to ensure the comfort of us that are adjacent to this property.

Sincerely,

Isabel Barreira

RECEIVED
Regional District

JUL 12 2022

101 Martin Street
Penticton BC V2A 5J9

C05459.000

Mr. and Mrs. Barreira

July 5, 2022

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

RE: Development Variance Permit (DVP) Application No. C2022.026-DVP
577 Road 2 (Lot 1, District Lot 2450S, SDYD, Plan 22963, Except Plans 36559 and 41947)

To Whom It May Concern:

We wish for you to consider our objection regarding the stated variance request. As the adjoining property, the difficulty we feel that this would cause is more than we are currently willing to contend with.

Currently we already experience the inconvenience of dealing with excessive noise due to the machinery that, during peak packing season, extends into the very late hours of the night and early morning. Recently though they changed the cooler fans that were excessively noisy already to larger ones that now are even louder. On top of this we have the spotlights being used at night that stream into our bedroom windows and though we have approached them regarding this, requesting they be aimed in a different direction to not be such an inconvenience, they have not addressed this. As we see now, the expansion will only require more lighting and more fans which will increase both problems we are already facing. Obviously they do not consider their neighbours and we believe that no consideration regarding any of these factors would be forthcoming.

The semi trucks that come in and out of the facility have also created issues, as the facility does not have a proper area to accommodate trucks to enter and exit properly, they currently drive up to the corner of Road 2 and Primrose Lane. These trucks sometimes have such a time turning that it will often obstruct traffic for various lengths of time. A recent example of this is that a truck did end up trying to turn at the same location and hit one of the telephone poles so hard that the lines shook all the way down the street. Expanding the facility would ultimately mean expanding the number of trucks coming in and out of the building.

Our property is a family home, we are retired and often enjoy evenings with friends or family in our back yard and balcony, our young grandchildren are often here, and it already is inconvenient as our privacy and the enjoyment of our property is not considered by this business, but it will be even worse should this expansion be approved.

If the warehouse should do any expansions or construction, it should not be to the facility itself, but to an adequate trucking access and a noise and lighting barrier that would reduce the inconvenience to the neighbouring properties.

So, to our end, we strongly object to the expansion as proposed and ask council to deny the proposal as it stands unless the noise, lighting and transportation issues can be addressed in a suitable manner to ensure the comfort of us that are adjacent to this property.

Sincerely,

Joe Barreira

RECEIVED
Regional District

JUL 12 2022

101 Martin Street
Penticton BC V2A 5J9

Lauri Feindell

Subject: FW: File C2022.026-DVP

From: Southside Builders Mart

Sent: July 4, 2022 12:49 PM

To: Planning <planning@rdos.bc.ca>; Shannon Duong <sduong@rdos.bc.ca>

Subject: File C2022.026-DVP

I am in favor of this application.

Regards Blake Belton

Owner of Southside Builders Mart,

Lauri Feindell

Subject:

FW: Attention: Rick Knodel re: Development Variance Permit Application No. C2022.026-DVP

From: Susan Chartrand

Sent: July 10, 2022 2:33 PM

To: Planning <planning@rdos.bc.ca>

Subject: Attention: Rick Knodel re: Development Variance Permit Application No. C2022.026-DVP

July 13, 2022

Rick Knodel

Regional Director Regional District of OkanaganSimilkameen101 Martin St.

Penticton BC V2A 5J9

Re: Above application proposed for 577 Road 2 Oliver Bc V0H 1T1 (Lot 1, District Lot 24505 SDYD, Plan 22963, Except Plans 36559 and 41947)

Dear Mr. Knodel,

We are writing to you regarding our concerns over the proposed variance request above.

We live at ----- Primrose Lane. Our house was built in 1956 so it has been co-existing in the neighbourhood for a long time.

Since the beginning of the fruit growing and shipping season we have been inconvenienced directly by the noise and truck traffic that comes and goes from the existing building. The semi trucks often have to turn at the corner of Road 2 and Primrose Lane in order to access the building from a direction that is more accessible to them. It is a very awkward and tight space for these trucks to back into and very close to the road. We have had our landscape edging in the front of our property moved out of place by trucks as they try to maneuver in a very tight situation to get themselves facing in the right direction. Traffic has been held up as these trucks try to turn around and our driveway has been blocked on several occasions leaving us without access to come or go from our property until the truck has righted itself.

The amount of truck traffic has increased and will only increase more if this proposal becomes a reality. There are residential properties surrounding the building, children playing, and an increased risk of accidents waiting to happen. We are not against business development and realize that residential housing has encroached on agricultural properties to a certain degree and the two have to find a way to live with each other and respect the boundaries.

We feel that if the building is to expand with their business it should be in another location where trucks have the proper access needed to turn around on their property not someone else's or the local roadways. I am sure that these truckers are frustrated from the inconvenience they are caused as well. It is only good business practice to accommodate all concerned and be a good neighbour.

Sincerely,

Bill and Susan Chartrand

Sent from Mail for Windows

Lauri Feindell

Subject: FW: DVP App no. C2022.026-DVP

From: Marnee Vala
Sent: July 11, 2022 11:19 AM
To: Planning <planning@rdos.bc.ca>
Subject: DVP App no. C2022.026-DVP

Draft Permit No. C2022.026-DVP

Good day,

I'm writing you today with regards to 577 Road 2, Oliver BC and the variance permit application number C2022.026-DVP

I would like to express a couple concerns.

I would like to start by saying that I think everyone has the right to expand and grow and utilize their property to the best of their ability. I think a fair proposal should always be considered. But in this case, there are a few concerns I have noticed over the last 5 years of living on the corner of Road 2 and Primrose Lane that make me NOT in support of an expansion on 577 rd2 unless the expansion includes a trucking Pickup/Drop off location with proper access to turn around safely without creating a huge disturbance in our neighbourhood.

Firstly, our biggest concern is the Semi Trucks that come and go from the poorly designed trucking access at the 577 Rd2 facility location. The big rig trucks are constantly taking out the Primrose Lane Stop Sign which I have personally witnessed and seen near collisions from the broken signs. The best I can do is try to prop the sign up so people know where to stop.

Secondly, the **massive trucks** are driving onto privet property on a daily basis during packing season looking for a proper turn around spot. Our concrete drive way has many fractures from the big rigs turning around. The trucks need to turn "right" up road 3, then turn "right" on to primrose lane and then "right" onto road 2 to make a safe landing to the facility. Most often (90% of the time) they turn up road 2, realize the truck is in the wrong direction, so they continue on to turn left on primrose lane, to then attempt to back up on to road 2 so they face east on road 2 and that's when they start taking out signs, power lines, and 9 times out of 10 start driving on neighbouring properties with little regard. Specifically, they drive on the neighbour's property kitty-corner to me because they have a dirt drive way that looks appealing to a trucker to back onto due to it being straight and conveniently located at the junction. I have witnessed many many trucks pulling right in to their driveway. I feel so bad for them to have to deal with that inconvenience. I know it very much bothers me, so I feel very bad for them. I have also seen the trucks go over the rd2 bridge because they do not know what to do once the get stuck with no where to back up. It's a huge problem. One worth trying to witness just to see for yourself.

Secondly, I would like to support my neighbour on ----Primrose Lane. I know they have even larger concerns with the facility itself. They have noise issues, beeping trucks all night, lights shining in their bedroom windows through night and to the best of my knowledge they have tried to talk to the owner of 557 Road 2, but they show them no regard for their concerns and say "we are operating our farming business".

It's really not a great sight for a packing house of its capacity.

We feel bad to express our concerns, but they are a very big deal happening on a daily basis.

Thank you for taking the time to read my letter, I have a video of the trucks backing up if you wish to see it. If you lived here in this location, it would probably be shocking to see what these truckers get away with. It's also worth asking the Aims Crue how often they have to replace the Primrose Lane Stop Sign.

Best regards,

Marnee Vala,
Property Owner