

From: [REDACTED]
Sent: Friday, July 5, 2024 12:05 PM
To: Info <info@peachland.ca>
Subject: Lower Princeton re zoning

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We live at 6136 Lipsett Ave . Yes we are affected by the proposed development by Cantiro homes but here are my chief concerns .

We knew development could or would happen at some point , we accept that, despite the snarky sarcastic comments from our esteemed CEO at the council meeting on June 25th Somehow we missed the significance of RM4 zoning proposed and passed in September 2023 ..it seemed to come and go without any real consideration to the repercussions for the single family residences in the immediate neighborhood.

We vaguely remember a plan for Lower Princeton in the OCP that involved a community feel and access throughout the area .

The recent heavy handed approach by the NDP has thrown a real curveball into what we always believed would be a sensitive, carefully thought out plan for this strategic, precious area , protecting view corridors of existing homes and maintaining a certain quality of life that we have come to expect in our community.

Certain areas of Peachland may lend themselves to RM4 zoning , by the school for example or in the downtown core , NOT Lower Princeton . This area would be far more suited to RM3 as described on the Peachland website .

Regarding the Cantiro development on Lipsett , this council seems to agree that roof top patios are not a desirable addition and we appreciate their support in this matter, however once the RM4 zoning is approved , my worst fears are that the developer will feel obligated to retaliate by adding another floor or three as this would be within the boundaries of the zoning and his right to do so . He can make all kinds of assurances at this point regarding form and design ,none of which would be legally binding and could then potentially move forward with 50' properties for future developments to the North .

If the NDP provincial rulings are to have any serious meaning, the RM4 zoning should be providing homes available for purchase at the \$500k level , I would be very surprised if the homes planned for Lipsett ave and along Lower Princeton with the corresponding Lake views would be listed at under \$1million . Perhaps the developer could be challenged on this point prior to July 16th . The simple common sense solution would be to change the zoning to RM3 to accommodate slightly fewer homes at a higher value . This would benefit all concerned now and into the future .

Please regard this as concern from a 40 year Peachland resident who loves this jewel of the Okanagan and does not wish to see its demise .

Thank you for your understanding ,

[REDACTED]
Sent from my iPad