

Wayne Nixon

██████ Mountain Drive

Feb. 24, 2020

Regional District of Central Okanogan

Planning Services:

I would like to state my opposition to any "Reduction of the minimum front setback to permit an existing residence and proposed addion."

My house is across the street from 571 Mountain Drive, facing the Okanagan Lake. This house is overbuilt for this property, approximately 4500 Square feet, and does not suit our neighbourhood.

As this is a "New Built" home, any need for an entry room, or mud room should have been factored into the original plan of the current owner/builder.

I would challenge the current owner, as to why, one of the six bedrooms, especially the one next to the front door, could not be converted into a spacious entry, or mud room.

It also should be noted, that the house is currently on MLS listings

Regards, Wayne Nixon



1710E

Petition of OBJECTION

RESPONDING to file VP-19-09

571 Mountain Drive in WestShore Estates.

On behalf of all the individuals below, we would like to express our concerns regarding the above property, and the owner's request for a reduction of the minimum setbacks for the existing building, and a proposed 2.13 x 4.87 metre addition.

Concerns were expressed to the owner, and builder during the early construction period, regarding the municipal front, and side setbacks, along with the size of the building, to the lot. This was met with little, or no concern, and threats to take neighbours to court began, and continues today.

Currently the building is over 4600 sq.ft. plus a garage. The footprint is in the area of 2200sq.ft., with minimal side setbacks on both sides, and our understanding, an infringement of the frontage setback.

This house is zoned as a single family dwelling (6 bedroom /5 bath), and not approved for a suite, or partial rental use, which in fact, renters do exist. Concerns for additional parking are real, since there is minimal parking area in the front of the building, and none in the back. This house is currently up for sale, and is advertised as having a fully self contained suite , separate entrance, and laundry.

Once again, this suite was not approved by the Regional District.

The adverse effect on the homes next to, and in close proximity to, in regards to resale, are considerable, due to the over powering, no curb appeal appearance of this "apartment style" building.

Under any other circumstance, this application would be considered by us, but due to the size of the existing building, and the past history surrounding it, an additional structure with new relaxations on the

setbacks would be greatly objected to.

The general consensus of neighbours in the area are, this building should not have been approved, due to its size to the lot, and does not fit into the rural setting of WestShore Estates. When an infringement was suspected, a stop work order should have been posted. It is also felt that it was constructed with absolutely no consideration for any of the neighbours, regarding their views, or their property.

We all thank you for the opportunity to allow us to express our concerns. Once again, we are **NOT** in favour, of any further relaxation of setbacks.

Photo for submission are attached with this email for better clarity.

	LOT#
1 Tony & Shirley Burton █████ Mountain Drive	169
2 Harvey & Lorraine Motowylo █████ Mountain Drive	122
3 Bev & Udo Hemmings █████ Mountain Drive	120
4 Ray & Gerry Cotton █████ Mountain Drive	167
5 Ted Luoma █████ Mountain Drive	168
6 Bill Goltz █████ Mountain Drive	115
7 Dr. David Robertson █████ Mountain Drive	170
8 Wayne & Kathy Nixon █████ Mountain Drive	162
9 Mark & Robin Prosser █████ Mountain Drive	119
10 Jo-Anne VanderPloeg █████ Mountain	128
11 Henry Unrau █████ Mountain Drive	127
12 Larry & Annette Sullivan █████ Mountain Drive	138
13 Neilo & Karen D'ohovio █████ Mountain Drive	140
14 Bob & Sherry Parmar █████ Hemlock	KG 768
15 Mark & Patricia Christopherson █████ Spruce	105
16 Stev & Sylvia Selby █████ Mountain Drive	92
17 Bill & Lyn Bennett █████ Mountain Drive	95
18 Gary & Jackie Ashdown █████ Mountain Drive	110
19 Ian & Linda Muir █████ Columbia Way	20

HARRY & JANEY Redden	[REDACTED]	Columbia	LOT 89
John VANDERKROEG	[REDACTED]	Columbia	LOT 24
Ray & Lynn Piasta	[REDACTED]		LOT 7