

Brian Durand

 Maxwell Road

Peachland, BC, V0H 1X3

2021-04-21

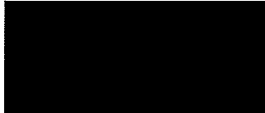
Danika Dudzik

Dear Danika Dudzik:

Application to process cannabis at 4345 Maxwell Road

This letter is to show support for Dan Leask to process cannabis, in a micro facility, as long as it is done in a responsible manner, following all laws and guidelines.

Sincerely,



Brian Durand

Juliana Wilgar
[REDACTED] Maxwell Road
Peachland, BC
V0H 1X3

April 14, 2021

Danika Dudzik

Dear Danika,

Application to grow cannabis at 4345 Maxwell Road

I am writing to you in support of my neighbor Dan at 4345 Maxwell Road. I am the neighbor directly to the left of his property. I would like to see that he be approved to cultivate cannabis in a legal and responsible way on his property.

If you have any questions you can reach me at [REDACTED].

Sincerely,

[REDACTED]
Juliana Wilgar

Cannabis Micro Application

To RDCO Planning Department

Dear Danika Dudzik this letter is in support of our neighbor Dan Leask at 4345 Maxwell rd Peachland BC in his application for a Cannabis Micro Processing Facility.

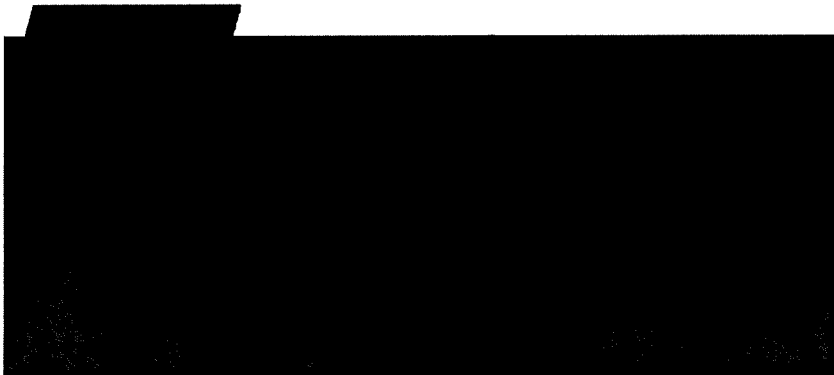
Thank You

Ryan King / Lisa McIntyre

██████████ Maxwell RD

Peachland BC

v0h1x3



Jennifer Maximuik

From:
Sent: May 13, 2020 8:21 AM
To: RDCO Planning Services
Subject: Re: rezoning application on Maxwell RD file # Z20/04 revised

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Good Morning

I forgot to add in that this property is 10 acres. It is divided by Jack Creek which runs through the middle leaving maybe 3 acres that is usable. They would need to build a bridge to cross the creek to access the remainder of land which is up side of a mountain. On the 3 acres there is a 3000 sq foot house, a 5 car garage, a 6 stall barn along with a paddock for their 3 horses, and a 2nd residence. Not suitable at all to operate a grow op.

Jim Hayden

Sent: May 12, 2020 12:28 PM
To: RDCO Planning Services <planning@rdco.com>
Subject: RE: rezoning application on Maxwell RD file # Z20/04

Hello Planning council,

I am not sure whether you have had the reading already on this file or it is still pending.

I have HUGE reservations/concerns regarding this request.

This illegal grow op has been in place for several years already now. The present owners purchased this property with the intent of making a grow-op right from the start to which I was not privy to until just a couple of months ago. I was told that an in-law suite was being built on top of the present 5 car garage.

The grow op is held with in a 5 car wooden garage amongst fir and pine trees with no real secure fencing. So yes no fire protection and increase in crime. There is a constant skunk smell radiating from the place as well they have 4-5 employees there for the past 2 years and not sure even if they have a business license nor WSBC involvement. There is an increase in traffic 24/7 and Maxwell is an unsafe road as the school bus refuses to drive up it..(I checked). I am sure that if this rezoning goes through that the property values in the area will decrease and no one would want to purchase knowing that they would be living beside a grow-op.

As well my concern is to where the debris goes.....hope not into the crown land bush (which Keith Nixon and I clean up on a regular basis) or into Jack Creek which runs through this property.
There is already a legal fenced grow-op on Paradise Valley Rd just down Trepanier which they got rezoning for prior to starting the grow-op company.

To me NO ONE should be allowed to benefit from doing something illegal.

Appreciate you looking into this for our community.

Jim Hayden

Tanya Atkinson

From: Jim-Barb Hayden [REDACTED]
Sent: July 21, 2021 1:19 PM
To: RDCO Planning Services
Subject: rezoning of 4345 Maxwell RD Dan/Pam Leask

WARNING: This message was sent from outside the organization and appears to be a phishing email. Please do not click links, open attachments, or respond until you have independently verified this email is safe.

Hi RDCO, Danika

I was in the audience of your RDCO APC meeting last evening and I was appalled to all the grossly miss leading comments that Dan Leask was bringing forth.

Please find below the web site ad that proves that him and his wife have been selling products from their canabis grow-op for over 2 years now.

I request that you add this information to your file.

thank you

Jim Hayden
[REDACTED] Maxwell Rd Peachland

Subject:



Pam Leask

November 23, 2019

Premium organic CBD oil
THC free
PM for info and prices

Tanya Atkinson

From: Jim-Barb Hayden [REDACTED]
Sent: July 21, 2021 1:21 PM
To: RDCO Planning Services
Subject: leask 4345 Maxwell

CAUTION: This message was sent from outside the organization. Please do not click links, open attachments, or respond unless you recognize the source of this email and know the content is safe.

Hi Danika RDCO,

Please see some more evidence of them selling cannabis.

Jim Hayden

Subject: leask

Pam Leask

February 3, 2020 ·

THC free broad spectrum CBD oil. Made from 100% organic North American grown hemp
500 mg 39.99
1000 mg 59.99
1500 mg 79.99
Contact peachlandcbd@gmail.com

Christopher Alexander

From: Mary Jane Drouin on behalf of info-rdco
Sent: May 15, 2020 1:13 PM
To: RDCO Planning Services
Subject: FW: File#Z20/04

-----Original Message-----

Subject: File#Z20/04

Sent from my iPad. Dear sir,

In response to the Cannabis Production Facility, we are absolutely opposed to the Cannabis Production Facility. For all the reasons you have suggested;

- Increase in traffic
- Decrease in property taxes
- No fire protection
- Increase in crime in our neighbourhood
- Sets a precedence of rezoning properties
- Offending odours

Also there is another cannabis facility not a mile and a half away for this location.

The property applying for the change of size is on a 10 acre parcel BUT half of the property is on the other side of the creek and inaccessible. So really has only 5 acres

Thank you for your time,

Andrew Lafrenière
Karen Lafrenière

Christopher Alexander

From: Mary Jane Drouin on behalf of info-rdco
Sent: May 15, 2020 8:14 AM
To: RDCO Planning Services
Subject: FW: File reference Z20/04

Sent: Thursday, May 14, 2020 6:26 PM

Subject: File reference Z20/04

CAUTION: This message was sent from outside the organization. Please do not click links, open attachments, or respond unless you recognize the source of this email and know the content is safe.

RE: FILE REFERENCE Z20/04; 4345 MAXWELL RD, LOT A PLAN KAP52090 DL 3862

We purchased our property we live on in 1991 and built in 1992. With only a handful of properties being occupied at that time we expected more properties to be developed. A few years ago we were involved in the lengthy process of the creation of the O.C.P. in our area. This O.C.P. was put in to stop these types of problems from being approved. If this is approved we believe it will set a precedent for future re-zoning applications.

As we read the application, it does not conform to the existing zoning bylaw #871 and also is requesting a set back variance from the property line or lines.

The applicant indicates he has only a small cannabis production at the moment, if so, the smell from that at the present time is very strong. In the last five or six years, when we retire for the evening, we are not able to leave our north facing windows open and even during the day, the extremely odorous smells that we get from the direction of the subject property are very unhealthy and has caused my wife to have numerous headaches when this happens. This is not a short term occurrence. Several guests that have visited us on many occasions have commented on the smell as well.

This application will cause additional traffic volumes on a no thru road, that is not constructed to today's standard rural road specifications. The existing road grade is magnified during the winter month when winter conditions make the road much narrower and does not allow two vehicles to pass one another safely. We have had several accidents on this road in just the last couple years. It cannot handle more traffic.

This area is also outside fire protection. As this road is the only way in or out of this area and we are interfaced with crown land, the chances of a forest fire is greatly increased.

We are also concerned about the cannabis facility negatively affecting property values in the area.

Crime would also be increased with this facility.

One last note; we believe that limiting the advertisement requirements for zoning bylaw amendments, to notify affected property owners within a mere 100 meters is not sufficient given that most properties in this area are of many acres in size. Future signage should be required as you enter onto Maxwell Road from Trepanier Road.

Both my wife and I, Bruce Dacre request that this zoning bylaw amendment No 871-262 be rejected.

Sincerely,

Bruce and Julie Dacre
Maxwell Rd

Tanya Atkinson

From: [REDACTED]
Sent: July 14, 2021 10:36 AM
To: RDCO Planning Services
Subject: July 2021 Meeting Rezoning proposal Z20/04-4345 Maxwell
Attachments: Letter to regional District.pdf

CAUTION: This message was sent from outside the organization. Please do not click links, open attachments, or respond unless you recognize the source of this email and know the content is safe.

Good Morning,

It has come to our attention that the Bylaw Amendment Referral Z20-04 -4345 Maxwell Road will be once again before the Planning Department of the RDCO, on the 20th of July 2021

Although we are not residents of Maxwell Road, we are residents of Trepanier Road, we have not changed our position from May 30 of 2020. We have numerous safety concerns regarding this application.

We live in an unprotected fire area with the only means of access/egress via Trepanier Road. Those living in the Maxwell Road area come down the hill to join Trepanier Road. This is of significant concern, particularly with regards to possibility of an emergency fire situation. The school bus will not go Maxwell Road as it is too steep and narrow for the bus to safely navigate the road. It doesn't seem possible that a fire truck would use a road that the school bus will not, even if we had a responding fire hall.

While the applicants may choose to enjoy the fumes of a grow op, it is totally unfair that others (particularly young children) will be forced to experience, the noxious fumes, simply by breathing while outside their own front door. Despite the "expensive filtration" system used by another local grow op, we regularly are forced back indoors by the smells coming from that facility.

Please see our attached letter for additional concerns.

Respectfully submitted

Roberta and Dwight Kirkwood
[REDACTED] Trepanier Road
Peachland, B.C.
V0H 1X3
[REDACTED]

May 25, 2020

Planning Department

Attn: Danika Dudzik



Re: 4345 Maxwell Road Rezoning Application File Reference Z 20/04

Dear Danika,

My husband Dwight and I wish to go on record as being against this rezoning application.

For years there have been unsubstantiated rumors swirling around this particular piece of property. It would appear that whomever owns the property now is making an effort to legalize.

Maxwell Road is a rural neighborhood, with small and school aged children living in the area. A cannabis production facility should not be allowed in such close proximity to private residences. To consider an amendment which is so clearly a major change to the intent of the By Laws and to thrust a change of this nature upon the people who live in the neighbourhood is simply not right. To allow this application to go through would set a very unfortunate precedent.

The distance of 7.99 meters from the property line to the building is approximately 1/4 of the 30 meter minimum required. The actual property size of 4.048 acres is only slightly more than one half of minimum required property size of 8 ha. I understand that you are obligated to consider all requests for amendments, but in our opinion, this is one which should be turned down.

In addition to not meeting the minimum parcel requirements, a cannabis operation requires a substantial amount of water, putting a significant stress on the aquifer; water which this area does not have in abundance. In the hot summers, at least one of the residents on Maxwell has to bring water in by truck as there is not enough water for their household needs.


Maxwell Road is in an unprotected fire area, as are Trepanier Road, and Paradise Valley Road. The closest firehalls are at least 15 km away. Neither Peachland nor West Kelowna are responding firehalls.


Several years ago we made application to the regional district to subdivide 7.78 acres on Trepanier Road into 3 lots of 2 1/4 acres. This was turned down. We would not be able to subdivide until such time as City water was brought in. There is currently no city water in this area, why then would a water consumer such as this be considered. Especially considering there is already another Cannabis Production Facility in our rural residential area.

Despite claims of the intended use of extremely expensive odor filtration systems promised to CORD prior to approval of the Cannabis Production Facility on nearby Paradise Road, the filtration system has not lived up to its promises. The Paradise Valley Facility is behind and adjacent to our property. Our home is about 1/2 km away as the crow flies. Noxious odors are not present all of the time, but when they are, it is most unpleasant. It is distinctive and offensive and it happens on a regular basis. We find ourselves forced indoors to escape the assault on our senses. These odors should not be part of the air which young children breathe.

We hope that the regional district will consider all of the potential negative impacts on our neighbourhood and our community, and come to the same conclusion that we have. This Zoning Bylaw amendment Z20/04 should not be granted.

Respectfully,


Dwight Kirkwood


Roberta Kirkwood

Trepanier Road

Peachland, B.C.

VOH 1X3

Christopher Alexander

From: [REDACTED]
Sent: May 31, 2020 1:00 PM
To: RDCO Planning Services
Subject: Fwd: Bylaw Amendment Referral Z20/04
Attachments: Letter to regional District.pdf

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From: [REDACTED]
To: planning@rdco
Sent: 5/30/2020 2:59:23 PM Pacific Standard Time
Subject: Bylaw Amendment Referral Z20/04

Dear Danika

All though we are not residents of Maxwell Road, we are residents of Trepanier Road , and have numerous safety concerns regarding this application.

The fact that we are in an unprotected fire area with our only means of access/egress via Trepanier Road is of significant concern. The local school bus does not go up Maxwell Road. If a local firehall, would respond to a call which they wont, I do not see how it would be possible for a fire truck to make it up the steep , and narrow incline of Maxwell Road.

Please see our attached letter for additional concerns. Respectfully submitted

Roberta and Dwight Kirkwood
[REDACTED] Trepanier Road
Peachland, B.C.
V0H 1X3
[REDACTED] [REDACTED]

Leath Strench
Maxwell Road.



May 29, 2020

Danika Dudzik
Regional District of Central Okanagan
1450 KLO Road
Kelowna, BC V1W 3Z4

RE: Zoning Bylaw Amendment Referral: Z20/04 Application

Hello Mrs. Dudzik:

I have lived on Maxwell Road for 14 years and I am a resident at Maxwell Road. I noticed there is an application at 4345 Maxwell Road (File Reference Z20/04) to amend Zone Bylaw #871 Section 3.31 to permit a Cannabis Production Facility.

I have not seen any information on how the applicant is going to deal with any life safety and fire protection measures. As you are probably aware, we are outside of the RDCO fire protection. I am very concerned for our family's and the entire neighbourhood's overall life safety. From simple resources like water and electricity; facilities like this require extensive amounts of both. We are all on wells and many of us below too. Are they going to deplete our water for their industrial business? How are they keeping it clean? How are they disposing their chemical laced water when they are done with it?

What about power? Do they meet all the safety code requirements? Whether they meet them 100% or not, what happens if their industrial business/property has a fire in our residential neighbourhood? The fire department isn't going to come and save our homes, children, spouses, and neighbours.

Our quiet rural residential neighbourhood wasn't designed for this type of industrial facility. Another safety concern is odour. We shouldn't be subjected to having to contend with the nauseating smell when we are in our own personal space. We should be able to be in our yards or want to have our windows open without having to deal with their industrial business odours. My young children ask what the horrible smell is when they are outside and when it wafts into their bedroom window while they are playing, studying and/or trying to sleep. What am I supposed to say, "Sorry kids, you can't have fresh air in your bedroom while you sleep, so the cannabis company can produce drugs and make a profit from it?" Seriously, what am I suppose to say to my children and explain it?

I understand that cannabis is legal now, but we (parents) spend so much time telling kids that drugs are bad. Don't do drugs! But now we have a business operating on our rural street. What do I say? Don't do drugs, its bad for you....but it's okay to operate a drug facility from our neighbours home and profit from it? Absolutely not! I am NOT in favour of this business operating at all! It is TOO dangerous and puts us ALL AT RISK.

I am not against Cannabis Production Facilities as per Bylaw section 3.31 but there are rules and regulations already set up & in place. Like any other business/property owner, they must meet the rules and regulations; like the minimum area of 8.0 ha (19.7 acres) and have a building setback of 30.0 meters from all property lines and meet all life safety concerns, which this property does not meet this regulatory requirement.

This application leaves too many unanswered questions and life safety concerns. Please keep me informed on any future developments on application Z20/04. If you have any questions or comments, please feel free to email or call me.

Sincerely,

Leath Strench

May 25, 2020

Regional District of Central Okanagan
1450 KLO Road
Kelowna, BC
V1W 3Z4

RE: Zoning Bylaw Amendment Referral: Z20/04 Application

Hello Mrs. Danika Dudzik:

I am a resident at Maxwell Road in Peachland. I noticed there is an application at 4345 Maxwell Road (File Reference Z20/04) to amend Zoning Bylaw #871 Section 3.31 to permit a Cannabis Production Facility.

Please note I am **not** in favour of this application. I am concerned if this application is approved it will increase traffic, decrease property values and possible increase in crime. As you are probably aware, we are outside of the RDCO fire protection. If approved these types of facilities use high temperature lights that may cause additional fire issues for the community. I have not seen any information on how the applicant is going to deal with any life safety and fire protection measures.

I have lived on Maxwell Road for 15 years and get cannabis odors from that property all the time. The resident of this property has indicated via a neighbourhood group text that they have been **"operating via a Personal Cannabis License and is completely unregulated by any government agency and they have right to expand up to five or six times with government blessing"**. I have talked to several neighbours about this application and they all have concerns.

I am not against Cannabis Production Facilities as per Bylaw section 3.31 but they must meet the minimum area of 8.0 ha (19.7 acres) and have a building setback of 30.0 meters from all property lines and meet all life safety concerns, which this property does not meet this regulatory requirement.

If the owner is interested in getting approval for an authorized Cannabis Production Facility, I would suggest looking for a piece of property elsewhere that meets the bylaw minimum requirements.

This application leaves too many unanswered questions and does not deserve RDCO consideration.

Will you please keep me informed on any future developments on application Z20/04.

If you have any questions or comments, feel free to email or call.

Sincerely,



Adrian Strench
Maxwell Road