

## Tanya Atkinson

---

**From:** Maurice Kellerman [REDACTED]  
**Sent:** July 22, 2021 7:21 AM  
**To:** RDCO Planning Services  
**Subject:** Maxwell rd

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-- I am one of the owners of [REDACTED] Maxwell rd in Peachland.

I am against the re zoning of 4345 Maxwell rd to accomodate a 3000 plant cannabis production. The road is narrow and will not support the extra traffic.

Thanks

Maurice Kellerman  
[REDACTED]

## Tanya Atkinson

---

**From:** Wayne Tullis <wayne@tullisrealty.com>  
**Sent:** July 22, 2021 1:38 PM  
**To:** RDCO Planning Services  
**Subject:** RE zoning of 4345 Maxwell to accommodate a 3000 plant cannabis production property.

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.

I am one of the owners of [REDACTED] Maxwell rd. in Peachland.  
I am against the re zoning of 4345 Maxwell Rd to accommodate a 3000 plant cannabis production. I have concerns over smells, security and the general use of a Cannabis Production Facility at this location. Thanks

Wayne Tullis  
Macdonald Realty Ltd.  
5C-2662 Austin Ave  
Coquitlam BC, V3K 6C4  
604-937-4804 Direct line  
604-931-5551 Office  
604-931-5520 Fax  
www.tullisrealty.com



If you no longer wish to receive emails from me, please reply to this email with the word "Unsubscribe" in the subject line

## Tanya Atkinson

---

**From:** s mcintosh [REDACTED]  
**Sent:** July 22, 2021 3:20 PM  
**To:** RDCO Planning Services  
**Subject:** Re: Rezoning of 4345 Maxwell - Opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

Sandi Tollefson

We don't have an address - no building on it - but [REDACTED]

Does the person proposing the rezoning get to know who opposed?

Thank you, Sandi [REDACTED]

---

**From:** "planning" <planning@rdco.com>  
**To:** [REDACTED]  
**Sent:** Thursday, July 22, 2021 3:06:48 PM  
**Subject:** RE: Rezoning of 4345 Maxwell - Opposed

Good afternoon Sandi,

Thank you for your email, however, we need to confirm your name and address for the file. Please resend the email and include this information.

Should you have questions, please contact Planning Services at 250-469-6227.

Sincerely,

Planning Services

Regional District of Central Okanagan

250-469-6227 | [planning@rdco.com](mailto:planning@rdco.com)

Connect with us | [rdco.com](http://rdco.com)

---

**From:** s mcintosh [REDACTED]  
**Sent:** July 22, 2021 12:30 PM  
**To:** RDCO Planning Services <planning@rdco.com>  
**Cc:** [REDACTED]  
**Subject:** Rezoning of 4345 Maxwell - Opposed

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 afternoon,

I am an owner on Maxwell Road. I am opposed to the rezoning at 4345. Maxwell Road is a small, narrow road and there is enough traffic already. Extra workers/trucks are not needed on that roadway. This is a small community and we would like to keep it that way.

If you need anything else, please let me know.

Sandi [REDACTED]

Morning Danika Dudzik

My name is Karen Lafreniere and I live at [REDACTED] Maxwell Road.

I APPOSE the re-zoning of 4335 Maxwell road for several reasons.

He does not have the proper amount of land for the rezoning.

We have no fire protection here.

Maxwell road is not constructed for increased traffic.

There is already a legal grow operation within 5 miles of the above address

There is not enough water

Thank you for your time,

Yours truly,,

Karen Lafreniere

July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,

Signature:

Name: Vibeke Harrison.

Email:

Address:

Maxwell Road  
Peachland, BC  
V0H 1X3

July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik


**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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


Sincerely,

Signature: 

Name: LYLE HARRISON

Email: 

Address:

 Maxwell Road  
Peachland, BC  
V0H 1X3

July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,


Signature:

Name: INGELISE HARRISON.

Email:

Address:

*Maxwell road*

 Maxwell Road  
Peachland, BC  
V0H 1X3

## Tanya Atkinson

---

**From:** Terry Moase [REDACTED]  
**Sent:** July 25, 2021 12:36 PM  
**To:** RDCO Planning Services  
**Cc:** [REDACTED]  
**Subject:** Letters and info to RDCO for application Z04/20  
**Attachments:** Letter to RDCO for File Z2004 Terry 2020 email.pdf; Terry Moase no support letter 2021-07-25.pdf; ATT00001.txt

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.

Dear Danika

Please see my attached letters to be included in the application for Z04/20 at 4345 Maxwell Road. I noticed my letter that I submitted on May 25, 2020 was not included with the agenda package, please remove the email you included from me. Please find the letter/email attached, along with another one to include too.

Sincerely,

Terry Moase  
[REDACTED]

>  
>



July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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


Sincerely,

Signature:

Name: TERRY MOASE

Email:

Address:

 Maxwell Road  
Peachland, BC  
V0H 1X3

From: Terry Moase [REDACTED]  
Subject: Letter to RDCO for File #Z20/04  
Date: May 25, 2020 at 7:50 PM  
To: Danika Dudzik planning@rdco.com



Dear Danika:

Please see my attached letter with regards to RDCO file reference #Z20/04 for 4345 Maxwell Road, Peachland, BC.

Please update me with the progress of this file. I would like to attend the meetings for second through the final readings in front of council.

If you have any questions or concerns, please contact me.

Sincerely,

Terry Moase  
[REDACTED]

Terry Moase  
[REDACTED] Maxwell Road  
Peachland, BC V0H 1X3  
Phone: [REDACTED]  
Cell: [REDACTED]

May 25, 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 am a resident at [REDACTED] Maxwell Road in Peachland. I saw 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 lived on Maxwell Road since 2002. It is important to me that they simply adhere to the RDCO Bylaws and necessary safety requirements. As you are probably aware, we are outside of the RDCO fire protection.

I am not against Cannabis Product 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, which this property does not meet this requirement.

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

Sincerely,

[REDACTED]

Terry Moase

July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,

Signature

Name:

TODD FARRELL

Email:

Address:

Maxwell Road  
Peachland, BC  
V0H 1X3

July 24, 2021

Email: [planning@rdco.com](mailto:planning@rdco.com)

Attn: Danika Dudzik

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road  
Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,

Signature:

Name: Amanda Farrell

Email:

Address:

██████████ Maxwell Road  
Peachland, BC  
V0H 1X3

## Tanya Atkinson

---

**From:** Tanya Atkinson  
**Sent:** July 15, 2021 10:56 AM  
**To:** Tanya Atkinson  
**Subject:** FW: Response; Application Z20/04 Regarding 4345 Maxwell Road

**From:** Duane Goretzky  
**Sent:** July 15, 2021 9:23 AM  
**To:** RDCO Planning Services <[planning@rdco.com](mailto:planning@rdco.com)>  
**Cc:** Leslie Goretzky  
**Subject:** Response; Application Z20/04 Regarding 4345 Maxwell Road  
**Importance:** High

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,

Below is a list of concerns for the above noted application on 4345 Maxwell Road. Our property       Maxwell Road  
borders their property. ( Leslie and Duane Goretzky )

**Concerns:**

1. Property size and location of building:

The property size for this application does not meet the building layout guidelines that the building that is currently in use is to be 30m from neighbouring properties. The existing building is only set back 5m from our property fence line. Currently, the building that he has his operation growing has a tin roof, and the snow load from his roof slides off and knocks our fence down every winter. That is how close the building is.

2. Fire Safety

Since we are located outside of the town of Peachland fire protection area, in the event that anything should happen on the property in question, we feel that it would put our property directly at risk.

3. Traffic

We are concerned about the current amount of vehicle traffic that is 'visiting the property' and how much this would increase if application goes thru.

4. Noise Level

Operation is currently running a generator quite frequently which is already creating a lot of noise. Concerned about how much this would increase with a bigger operation and larger equipment. This ties in directly with Point 1 property size, as the current generators are within 5 meters of our fence line.

5. Air Quality

The smell in the air coming from this property is very pungent already, often worse in the cooler months weather conditions. Concerned these odors smells would become stronger if approved for the new larger operation.

6. Water Quality

We currently all have wells to supply our water, our well draws from the same water aquifer supply underground as this property. Concerned that with a larger operation, this would draw more water from the water table. Further, since this current operation is so close to our property we are concerned about the waste water making its way into the ground and polluting our water. Are they using herbicides and fertilizers and where to they currently mix, clean and dispose of water wastes now?

Thank you for reviewing our concerns, we are absolutely not in support of this application.

Leslie and Duane Goretzky

---

## Tanya Atkinson

---

**From:** Jerry Guthrie [REDACTED]  
**Sent:** July 25, 2021 8:48 PM  
**To:** RDCO Planning Services  
**Subject:** Attn: Danika Dudzik - Zoning Bylaw Amendment Referral: Z20/04 Application

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.

Hello Mrs. Danika Dudzik,

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road. Zoning Bylaw Amendment Referral: Z20/04

These are my main reasons for objecting:

- . ground water usage for the cannabis facility
- . waste water from cannabis production
- . fire safety concerns, as we are not covered by fire protection in this area
- . decrease in property value due to proximity
- . increase in vehicle traffic
- . if approved, this will set a precedent for future applicants, possibly within smaller rural areas like ours that don't meet the current requirements

Ultimately, this application does not meet your zoning bylaws for Cannabis Facilities.

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

Sincerely, Jerry Guthrie  
Resident of [REDACTED] Maxwell Road, Peachland B.C, V0h1X3  
[REDACTED]

To whom it may concern,

I am writing to express my concern regarding the Application number Z20/04 – 4345 Maxwell Road. I have some safety concerns should this application be approved. Specifically:

1. The minimum set back requirement for the application is 30m. The building for which the operation is being done, sits almost directly on the property line with at minimum 5 meters from my own property line.
2. **Safety:** the property in question does not have a secure perimeter around their grow site. It is actually quite easy to gain access to the property applying for the licence through my own property as it is not fully fenced. AS well the existing fence structure is currently compromised, with a large access point to the property. This is concerning both for the safety of my own family and young child who would be able to easily gain access to their property and risk potential exposure to a regulated substance. As well as the security of my own property, should another person try to gain access to the grow operation by coming onto my own private property.
3. **Fire Hazard:** with the building being so close to my property line, there is a concern of fire risk. As a facility operating machinery and increased electrical needs for lights, humidifiers, irrigation; we have a concern around fire safety, should any incident happen in their grow facility. The building is so close to our property line any incident that occurs in their building would very easily affect out private property. In addition to this concern, we are outside of fire protection for the District of Peachland. Meaning we have no fire response should anything happen. Thus, having an operation of this magnitude without any additional fire protection along with the minimum set back from the property line being so small, we are greatly concerned about the added risk to our family home and property.
4. **Water Quality:** We run on well water. Thus there is a concern about the nature in which the facility may discard their water waste which will likely be contaminated with high concentrations of fertilizers, and other compounds used in the growth of cannabis such as pesticides, herbicides, fungicides, growth hormones, etc. Should the water waste end up in the ground through a septic field, we have great concern for the potential that these compounds to leach into our water source. Even more considering how close the facility is to our own property line. In addition, we are concerned about the amount of water this operation will require to function, considering the property in question also runs on well water, thus pulling from the same aquifer that our does, and whether it will affect our own well output.
5. **Air Quality:** cannabis production involves a very noxious smell which is already an issue with the way in which the current licence is operating, there is a concern that this will go unchanged and/or become worse, should the new application be approved.
6. **Noise Pollution:** There is already a concern with the amount of noise the existing operation produces, and as such it remains a concern that this will go unchanged and/or become worse, should the new application be approved.
7. **Insurance:** We are interested in the type of business/home insurance is needed for this type of operation and whether it has third party liability. If something were to happen to

our own property as a result of a their operation, I am concerned they wont have the proper insurance to cover the damages incurred.

8. **Crime:** Due to the public nature of this type of production facility, I am concerned about the potential for increased crime in our neighbourhood.
9. **Property Value:** A known cannabis production facility of this size would negatively affect the value of our neighbouring property.

Due to all the above mentioned concerns, I am absolutely NOT in support of this application.

Regards,  
Ashley Grzanich

[REDACTED]

[REDACTED] Maxwell Road  
Peachland, BC  
V0H 1X3



To whom it may concern,

I am writing to express my concern regarding the Application number Z20/04 – 4345 Maxwell Road. I have some safety concerns should this application be approved. Specifically:

1. The minimum set back requirement for the application is 30m. The building for which the operation is being done, sits almost directly on the property line with at minimum 5 meters from my own property line.
2. **Safety:** the property in question does not have a secure perimeter around their grow site. It is actually quite easy to gain access to the property applying for the licence through my own property as it is not fully fenced. AS well the existing fence structure is currently compromised, with a large access point to the property. This is concerning both for the safety of my own family and young child who would be able to easily gain access to their property and risk potential exposure to a regulated substance. As well as the security of my own property, should another person try to gain access to the grow operation by coming onto my own private property.
3. **Fire Hazard:** with the building being so close to my property line, there is a concern of fire risk. As a facility operating machinery and increased electrical needs for lights, humidifiers, irrigation; we have a concern around fire safety, should any incident happen in their grow facility. The building is so close to our property line any incident that occurs in their building would very easily affect out private property. In addition to this concern, we are outside of fire protection for the District of Peachland. Meaning we have no fire response should anything happen. Thus, having an operation of this magnitude without any additional fire protection along with the minimum set back from the property line being so small, we are greatly concerned about the added risk to our family home and property.
4. **Water Quality:** We run on well water. Thus there is a concern about the nature in which the facility may discard their water waste which will likely be contaminated with high concentrations of fertilizers, and other compounds used in the growth of cannabis such as pesticides, herbicides, fungicides, growth hormones, etc. Should the water waste end up in the ground through a septic field, we have great concern for the potential that these compounds to leach into our water source. Even more considering how close the facility is to our own property line. In addition, we are concerned about the amount of water this operation will require to function, considering the property in question also runs on well water, thus pulling from the same aquifer that our does, and whether it will affect our own well output.
5. **Air Quality:** cannabis production involves a very noxious smell which is already an issue with the way in which the current licence is operating, there is a concern that this will go unchanged and/or become worse, should the new application be approved.
6. **Noise Pollution:** There is already a concern with the amount of noise the existing operation produces, and as such it remains a concern that this will go unchanged and/or become worse, should the new application be approved.
7. **Insurance:** We are interested in the type of business/home insurance is needed for this type of operation and whether it has third party liability. If something were to happen to

our own property as a result of a their operation, I am concerned they wont have the proper insurance to cover the damages incurred.

8. **Crime:** Due to the public nature of this type of production facility, I am concerned about the potential for increased crime in our neighbourhood.
9. **Property Value:** A known cannabis production facility of this size would negatively affect the value of our neighbouring property.

Due to all the above mentioned concerns, I am absolutely NOT in support of this application.

Regards,  
Jesse Grzanich

[REDACTED]

[REDACTED] Maxwell Road  
Peachland, BC  
V0H 1X3

## Tanya Atkinson

---

**From:** Ryan H [REDACTED]  
**Sent:** July 24, 2021 1:05 PM  
**To:** RDCO Planning Services  
**Subject:** RE: 4345 Maxwell rd Peachland Zoning Bylaw Amendment referral 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.

Hi Danika Duduzik

I am emailing you to advise you that I am not in support of the Leask Family wanting a Cannabis Production Facility at 4345 Maxwell Road Peachland.

By Laws are there for a reason so why should the Leask family and their partners be allowed to go against BY Laws that have been set by the community years and years ago. It is just not right.

I have lived right across the road from this property for 10 years in this quiet rural area.

Their present Cannabis production does NOT support our community in any way.

Their renovated 5 car garage is barely 10 feet from the neighbouring property line.

If approved it will drastically change our entire community with the 24 hours security lighting, increased traffic and water usage, constant stench and the ever present of a fire.

If approved the property values will be negatively impacted.

DON'T approve this request....in fact "a cease and assist order" should be in place immediately as they are operating their grow op illegally and have been for years.

Sincerely  
Ryan Hayden

## Tanya Atkinson

---

**From:** Rylee Strench [REDACTED]  
**Sent:** July 26, 2021 12:00 PM  
**To:** RDCO Planning Services  
**Subject:** Zoning Bylaw Amendment Z20/04 for 4345 Maxwell Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

Attn: Danika Dudzik  
Email: [planning@rdco.com](mailto:planning@rdco.com)

### **RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,

Name: Rylee Strench

Email: [REDACTED]

Address:

[REDACTED] Maxwell Road  
Peachland, BC  
VOH 1X3

Take care, Rylee

**Tanya Atkinson**

---

**From:** Samantha Strench [REDACTED]  
**Sent:** July 26, 2021 12:03 PM  
**To:** RDCO Planning Services  
**Subject:** Zoning Bylaw Amendment Referral: Z20/04 Application at 4345 Maxwell Road

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.

Name: Danika Dudzik  
Email: [planning@rdco.com](mailto:planning@rdco.com)

**RE: Zoning Bylaw Amendment Referral: Z20/04 Application**

Hello Mrs. Danika Dudzik:

I do not support the application for Cannabis Production Facility at 4345 Maxwell Road Zoning Bylaw Amendment Referral: Z20/04.

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

Sincerely,

Name: Samantha Strench

Email: [REDACTED]

Address:

[REDACTED] Maxwell Road  
Peachland, BC  
V0H 1X3

This message is intended for the sole use of the intended recipient. The message and any files transmitted with it may contain material that is confidential and/or legally privileged. Any review, reliance, or distribution by others or forwarding without expressed written permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.