

We are applying to have the terms of use modified for the property at 2004 Bartley Road to include the storage and parking of excavation equipment. The acreage for this address is approximately 10 acres and this storage would be using approximately 1 acre of that land. The property was purchased by our son Alex Richardson, his fiancé, Katie McIntyre, and us, Steven and Colleen Richardson as a farm/agricultural/residence for Alex and Katie. They have horses and chickens and intend to eventually build a larger home on the property and raise their family there. The property will be primarily agricultural in use with a riding arena, pasture land, chicken coop, and their primary residence.

We are asking for a modification in terms of use so that we can store our equipment for Approved Services on one corner of the property. As you are aware, industrial land is very scarce in West Kelowna. Currently we are sub leasing a works yard in the Ensign Industrial Park but our lease is ending in November 2023 and we have been informed that we will not be able to sign a new lease. Therefore the push has been on to find a new parking area. As we have hydrovac trucks we have to have indoor parking in the winter months, you would understand how hard that is to find as well as I believe you are looking for winter parking for the City's hydrovac each fall as well. We do not run any kind of mechanical shop out of our business so the storage area would only be for storage of the equipment, and that is when it is not on site. The larger machines are on sites all over the area and not at the works yard for most of the time. Winter months when things slow down would be the only time most equipment would be on the property. We propose to park all excavation equipment behind the building that has been erected on the property so would not be visible from the road. The compound would be fenced and monitored by security cameras. The possibility of moving the equipment up there has been discussed with all the surrounding neighbours and none have voiced any objections to this. As we are the emergency response contractor for the City of West Kelowna it is a part of our contract that we are able to mobilize and be on site within 30 minutes, this would be impossible if we had to look at parking outside of West Kelowna.

The equipment that we own is as follows:

JD 135G Excavator X 2, JD 130G Excavator, JD 75G Excavator, JD 310 SL Backhoe X 2, JD 35G Excavator X 2, JD 17G Excavator, 300.9 CAT Excavator, Bobcat skid steer, 2022 Freightliner Dump truck and pup trailer, 2022 Freightliner Stone Slinger, 2020 Freightliner Hydrovac, 2009 International Hydrovac, a 54" ride on packer, flat deck trailers in various sizes to mobilize the excavators, and various attachments. Some of this equipment would be stored inside of the building that is 60' X 80' with 4 bay doors. In no way will the works yard be an eyesore or cause any environmental issues.

As we have been the emergency contractor for longer than the City has been incorporated, I am confident that your departments are aware that we keep all equipment in excellent condition both mechanically and in appearance. We take pride in our reputation in serving this community since 1976 and look forward to serving for many years to come.

There is no natural gas service, sewer service or water service to the property currently. A septic system would be implemented and the well on the property would be the source of water. We are situated in an area that looks directly onto the new water treatment plant and an easement for access to this plant is a part of our property.

We are writing this letter in support of the Richardson's for their application to use a portion of their land, located at 2004 Bartley Rd, for the use of storage and parking of excavation equipment.

We are connecting neighbours to Alex Richardson and Katie McIntyre and are aware that the majority of their property is in use as a small farm, consisting of horses, chicken, and ducks, with hopefully soon, a few cattle.

We see absolutely no downside or infringement to ourselves being adjoining property owners, to the location of their shop and equipment. They are also installing security camera's which will provide even more support and security to the area.

The Richardson's and their business we believe is and has been a welcome and valuable asset to our community, and we hope that the City will see the value in supporting their application.

Sincerely

Tom & Denise Cross



2010 BARTLEY RD

**approvedservices@telus.net**

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**From:** Dina Hampton [REDACTED]  
**Sent:** June 21, 2023 4:08 PM  
**To:** approvedservices@telus.net  
**Subject:** 2004 Bartley Rd

To whom it may concern:

This letter is in support of the application to the City of West Kelowna to use a portion of land at 2004 Bartley Rd for the storage and parking of excavation equipment. Being direct neighbours to Alex Richardson and Katie McIntyre we are aware that they are using the bulk of their property to operate a small farm which includes horses, chickens and ducks. We see no downside to the location of the shop and equipment. With the addition of security cameras on the property we appreciate the added safety measures in our neighborhood.

Sincerely,  
Lyle & Dina Hampton

To whom it may concern,

I am writing this letter in support of the application to use a portion of land at 2004 Bartley Road for the storage and parking of excavation equipment being considered by the City of West Kelowna. Being direct neighbours to Alex Richardson and Katie McIntyre, I am aware that they are using the bulk of the property to operate a small farm including horses, chickens, ducks and in the future, a few head of cattle. I see no downside to the location of the shop and equipment, in fact, considering the security cameras that will be installed it will likely make the area more secure for all of us.

Sincerely,



Alana Ensign



To whom this may concern,

Re: 2004 Bartley Rd

We have been asked to write this letter in regards to the above mentioned address. We have no concerns with Alex and Katie moving their company equipment to the shop at this address. If anything, it would be a benefit to the surrounding areas as we understand there will be a few cameras all around that would capture any unwanted activity in the area.

Penny Knight  
Pete Knight

