

I am writing on behalf of the Richardson family and our family excavation business Approved Services regarding our application to the City of West Kelowna to have the terms of use modified for our property at 2004 Bartley Road to include storage and parking of our excavation equipment. This property is approximately 10 acres and the area we wish to use for storage is 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, pastureland, chicken coop, and their primary residence.

I would like to start with some family business history. Tom Richardson started Approved Services with a partner in 1976 until the partnership was dissolved in 1991. At that time, he continued to run the business with his wife Maureen. It being a true family business, their son Steve began working as an operator upon finishing high school in 1983 and their oldest daughter, Tracy, became the bookkeeper in 1993. A position she still holds. When Maureen became ill and Tom needed to devote more time to her Steve took over the day to day management of the business in 2005 with the support of me, his wife. Steve and I went on to purchase the company from his father in 2012. The third generation, our son Alex, started to work for the company when he finished high school in 2008 and a succession plan has begun for he and his fiancée Katie to take over the company in 2025. He is managing the day to day currently. Approved Services has been serving this community since 1976 working for the individual water districts and the RDCO prior to the incorporation of West Kelowna. Upon incorporation we submitted a tender to become the emergency contractor for the City. We were successful and have held that contract ever since. We had parked our equipment behind the Lakeview Irrigation office, now the Operations office, on Bartley Road up until the new City needed it for their own equipment. At that time, we moved ours to the Ensign Industrial Park on Auburn Road where we subleased a storage yard from Okanagan Ironworx. In 2020, when we renewed our lease, we were advised that it would only be for 3 years as there were plans to use that space for something else in the future. We started the search for a new space at that time. As you are aware, industrial space is scarce in West Kelowna and this search left us with few options. When the 10 acres on Bartley Road became available it seemed to be the answer to more than one need within our family. As Alex and Katie had horses and wanted to build their lives together in a farm setting, the purchase of the property satisfied that need as well as the possibility of building a storage building for our hydrovac and an area to keep the equipment and negating the need for them having to search for storage space in the future.

Therefore, 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 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. The backhoes are typically at the FortisBC yard on Spall as they work with them on a continuous basis. 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, JD 130G Excavator, JD 75G Excavator X 2, 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 has been 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 appreciate your consideration of our application and hope that it will be successful. We have great concern as to where we will go if we are not successful as serving this community would become very difficult if we have to move outside of its boundaries.

Colleen Richardson