

SUBMISSIONS

(File No. DP 22-20, 2102 Shannon Ridge Drive)

| NO. | Date RECEIVED | TIME RECEIVED | RECEIVED FROM |
|---|-------------------|---------------|---|
| Submissions included with Agenda to Council | | | |
| 1. | November 11, 2023 | 11:56 AM | McMahon, Robert & White-McMahon, Meredith |
| 2. | November 11, 2023 | 2:45 PM | Bartlett, David |
| | | | |
| Submissions included with late agenda items to Council | | | |
| 3. | November 13, 2023 | 10:03 AM | Pound, Jenny |
| 4. | November 13, 2023 | 12:50 PM | Patel, Khushbu |
| 5. | November 13, 2023 | 1:17 PM | Johannson, Michael |
| 6. | November 13, 2023 | 1:56 PM | Zhang, Yun & Chan, Yun-Ying |
| 7. | November 13, 2023 | 1:57 PM | Taylor, Jamey |
| 8. | November 13, 2023 | 2:50 PM | Emsley, Leisa & Colin |
| 9. | November 13, 2023 | 2:53 PM | Hartle, Dwayne |
| 10. | November 13, 2023 | 3:02 PM | Goetzinger, Celice |
| 11. | November 13, 2023 | 3:21 PM | Brooks, Tracy |
| 12. | November 13, 2023 | 3:50 PM | Brown, David |
| 13. | November 13, 2023 | 3:53 PM | Cleland, Meena |

From: [Yvonne Mitchell](#)
To: [Casey Loudoun](#); [Natasha Patricelli](#)
Subject: FW: Development Permit Variance DP22-20
Date: November 14, 2023 8:40:01 AM

See below.

YVONNE MITCHELL, RPP, MCIP | PLANNER II | CITY HALL
2760 Cameron Road, West Kelowna, BC V1Z 2T6
778.797.8872 | www.westkelownacity.ca
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We are a rapidly growing community.
Find out more about the Development Cost Charges Update and the City's Official Community Plan Update

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

From: Jenny Pound [REDACTED]
Sent: Monday, November 13, 2023 10:03 AM
To: Yvonne Mitchell <Yvonne.Mitchell@westkelownacity.ca>
Subject: Development Permit Variance DP22-20

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Hello Yvonne, I am wring in opposition to two of the variances being proposed for 2102 Shannon Ridge Drive;

1. I oppose the proposed variance of four stories. As seen at neighbouring 2120 Shannon Ridge Drive the hill side can be unstable / unpredictable and it took many years of working with the developers / warranty companies to fix issues with building due to Instability.
2. I oppose the variance to parking. Shannon ridge drive is already too congested due to the lack of parking in neighbouring condos/ townhouses; vehicles can only park on one side of the road. Being as Shannon Ridge Drive is a main artery for school and city buses, not to mention the hill is horribly dangerous in the winter, I think the city should do whatever it can to ensure safe, clear passage, not add to the problem.

Thank you for noting my oppositions.

Kind regards,
Jen Pound
2120 Shannon Ridge Drive

Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: DP 22-20
Date: November 13, 2023 12:50:46 PM

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I am writing this email in concern with the proposal set for a permit change for the property directly adjacent to my building 2120 Shannon Ridge Dr, West Kelowna, BC V4T 2Z3.

- **Safety of pedestrians and vehicles:** *This proposal will again increase the flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction.*
- **Traffic and Parking** *The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.*
- **Height Changes:** *Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure.*
- **Decrease the boundary set back and interior side parcel:** *It will change what the city has considered appropriate and increase the number of buildings.*
- **Retaining wall increase of 173% from ~8ft to ~22ft suggests significant change required.**
- **Concern of property stress to our building based on recent issues.** *How will these proposals impact directly and indirectly our building? We have had structural issues with our building and I am extremely concerned that the proposed development will cause further issues. This will put more financial strain on us as well which we are not prepared for.*

I am extremely disappointed in the scheduling of the council meeting as most of us are unable to attend said meeting on a weekday afternoon for our voices to be heard. I am hoping this email will be taken into consideration before any approvals to permit changes. The financial burden for this could impact us all.

*Sincerely,
Resident and owner of 210-2120 Shannon Ridge Drive, West Kelowna. V4T2Z3*

Khushbu Patel
Aircraft Maintenance Engineer
E: [REDACTED]
C: [REDACTED]

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: DP22-20
Date: November 13, 2023 1:17:34 PM

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My name is Michael Johannson, I reside at
310-2120 Shannon Ridge Dr.

I have the following concerns about DP22-20:

Safety of pedestrians and vehicles: This proposal will again increase the flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction.

- Traffic and Parking The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.
 - Height Changes: Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure.
 - Decrease the boundary set back and interior side parcel: It will change what the city has considered appropriate and increase number of buildings.
 - Retaining wall increase of 173% from ~8ft to ~22ft suggests significant change required.
- Concern of property stress to our building based on recent issues. How will these proposals impact directly and indirectly our building?

Sincerely,
Michael Johannson

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File number DP 22-20, resident concern
Date: November 13, 2023 1:56:40 PM

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Hi City of West Kelowna,

I'm the resident and owner of 202-2120 Shannon Ridge Dr. and I don't think the current DP22-20 plan is reasonable:

- **Safety of pedestrians and vehicles:** *This proposal will again increase the flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction. There are large number of young families and young kids living in Rock Ridge building and this corner has been dangerous for kids walking already. The increased traffic will make it more dangerous especially because of the blind spot, large slop. Any accident could cause a car get in to the building.*
- **Traffic and Parking** *The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.*
- **Height Changes:** *Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure.*
- **Decrease the boundary set back and interior side parcel:** *It will change what the city has considered appropriate and increase number of buildings.*
- **Retaining wall increase of 173% from ~8ft to ~22ft suggests significant change required.**

Therefore, I am against the current DP22-20.

*Regards,
Yun Zhang & Yun-Ying Chan*

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: DP22-20
Date: November 13, 2023 1:57:00 PM

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My name is Jamey Taylor, I live at 2120 Shannon Ridge Drive Rock Ridge Condos. I am against the alterations proposed for the new building currently being subject to permit changes. The new proposed height is almost double the original proposed height, say good bye to my beautiful view of the mountains. the retaining wall went from 8 ft to 22ft which is a substantial change. For that Geotechnical engineering work would have to be done first. Rock Ridge building has already had geo engineering issues with our building partly sinking, will this new 2 storey retaining wall effect it more? The boundary setback will be changing to add an additional 29 townhouses. Not 4 or 5.....29!! I make my living working in the trades, I'm not against new construction builds one bit. What I am against is more and more building companies applying for building permits knowing they will be putting in a permit amendment to double its size. This should be considered fraud when they do it on every single build. I understand the future property taxes on these units are a benefit to the city but let's face it, there is a lot of new construction going on all over the Westside, these extra units will not make or break the city of West Kelowna's budget. The builder is simply lining their pockets with the extra profits at our expense and you let them.

Sincerely,
Jamey Taylor

[REDACTED]

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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Fwd: notice for development permit with variance DP 22-20
Date: November 13, 2023 3:00:08 PM

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----- Forwarded message -----

From: Leisa Emsley <[REDACTED]>
Date: Mon, Nov 13, 2023 at 2:50 PM
Subject: Re:notice for development permit with variance DP 22-20
To: <submissions@westkelowna.ca>

We live on Bentley rd and have significant concerns regarding the safety of pedestrians and vehicles: This proposal will again increase the flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction.

Traffic and Parking The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.

Height Changes: Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure directly affecting the properties below the proposed development.

Decrease the boundary set back and interior side parcel: It will change what the city has considered appropriate and increase number of buildings.

Retaining wall increase of 173% from ~8ft to ~22ft suggests significant change required.^[1] Concern of property stress to our building based on recent issues. How will these proposals impact directly and indirectly, the properties below??

Leisa and Colin Emsley
[REDACTED]

Sent from my iPhone

From: [Dwayne Hartle](#)
To: [City of West Kelowna Submissions](#)
Subject: Attn Corporate Officer re: File # DP 22-20
Date: November 13, 2023 2:53:59 PM
Attachments: [Attn Corporate Officer re file # DP 22-20.pdf](#)

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Please find attached our submission regarding the above variance applications.

Regards,

Dwayne Hartle, Secretary
Rockridge - Strata Plan KAS2972
2120 Shannon Ridge Drive

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC
V1Z 2T6
submissions@westkelownacity.ca

November 13, 2023

ATTN: Corporate Officer

Re: File # DP 22-20

Our address impacted: 2120 Shannon Ridge Drive, West Kelowna, V4T2Z3 (immediately adjacent)

It is with great concern we write in response to the variance requests proposed by the neighbouring property. The breadth and extent of the requests are no small and trivial matter and if approved would dramatically impact the residents of our complex and the overall street.

Please allow us to motivate based on each request individually.

1. Increase the maximum retaining wall height from 2.5m to 6.84m

The mere fact that the request is to nearly triple the amount allowed by the zoning bylaws is staggering. A small request could be understood, but for the design to require this dramatic variance speaks to the fact that the design is improper for the lot.

While I'm sure there will be multiple assurances that proper design and engineering will be conducted to ensure the new retaining wall will be secure and will not move, there have been enough instances where these plans have been undermined i.e.) groundwaters changing, native earth bearing characteristics changing due to changing climate (soil saturation).

With that said, we feel caution is the better course and the Developer be encouraged to undertake planning that is better in line with the lot itself, original zoning bylaws, and a resulting retaining wall that is not needing the huge variance requested.

2. Increase the maximum building height from 12.0m to a maximum of 3 storeys to 18.87m to a maximum of 4 storeys

Again, the development proposal seems to be ill suited for the site. The request at face value to simply add an extra storey hides the actual extent which is to add the equivalent of two storeys in height (they have requested an additional 6.87m where generally an extra story is an additional 3.0m or 10') or a **55.6%** increase in allowable height.

To be clear, we have grave concerns with both the request for an additional story (which would typically be 3.0m) as well as the request for the additional 6.87m. Either unto itself would have a negative impact on the viewing enjoyment of our residents located adjacent to that property line. For clarity, our complex has 42 units, and we can see an immediate impact on 21 of them.

3. Reduce the minimum interior side parcel boundary setback from 4.5m to 2.83m

Reducing the proximity of the neighbouring property by 37% is an astonishing request. Zoning bylaws have been implemented in order to have all parties live by the motto of 'good fences make good neighbours' and certainly, when the Developer purchased this property they were well aware of the setback requirements. To that end, it is shocking that they would now propose a development based on reducing the setbacks and negatively impact ourselves as their neighbours. In our collective experience, small variances of less than 1.0m have been approved however this request, as with the others already cited above and the project plan itself seem to be ill conceived.

4. Reduce the minimum distance for a two-way access aisle from 7.0m to 6.0m

While this seemingly is an internal aisle and has no impact on our project directly, we would comment that the reduction in width would potentially impact the access / egress point where it meets the street (Shannon Ridge Drive). To that extent, we do have concerns. As you may or may not know, Shannon Ridge Drive has a sizeable curve near the point where our property exits and by default very near where this aisle would be located. Access from our complex to Shannon Ridge Drive can be difficult due to the existing traffic flow and the afore mentioned curve – our concern that the existing difficulties may be worsened if the contributing aisle of the new development is undersized. We would request that the variance be looked at in conjunction with commentary from your Traffic Engineering Department.

5. Reduce the minimum distance parking and loading spaces shall be from any front parcel boundary from 3.0m to 0.37m

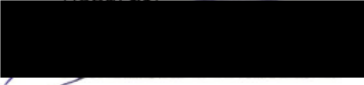
As mentioned in item #4 above, we have concerns with this variance request on the negative impact on traffic safety re: access onto Shannon Ridge Drive vis-a-vie the blind curve approximately 75m away. We have concerns on how safely vehicles with this dramatic variance reduction will safely merge onto Shannon Ridge Drive given the current difficulty our own residents have with a full drive to utilize.

Summary

In totality as outlined above, the variance requests necessitated by the current design proposal in our opinion indicate the design itself is not appropriate. Whether it be the safety issues with parking and aisle variances (#4 and #5), the proximity intrusion on predetermined setbacks (and ourselves as neighbours) from #3, the significant viewing impact on 21 of our units by the request for a dramatic increase in height (nearly 56% higher from #2) or the questionable need to nearly triple the retaining wall (#1) we feel there are ample concerns such that the variance requests be rejected and the development proposal as a whole be returned to the Developer for adjustments such that the extensive variance requests are not required.

We intend to have some of our council members in attendance at the meeting and would be happy to speak to any of the concerns outlined above.

Regards,


Vance Bridgman, President


Dwayne Hartle, Secretary


Tyler Fayali, Treasurer


Tracy Brooks, Past President & Director

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Zoning Application concerns - File number DP 22-20
Date: November 13, 2023 3:02:19 PM

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Hello,

This email is to express my concerns about the proposed development for the lot next door my home at 2120 Shannon Ridge Drive. The application is for a proposed 29 townhome development project.

My concerns are as follows, listed in order of importance:

- **Height Changes:** *Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure.*
- **Decrease the boundary set back and interior side parcel:** *It will change what the city has considered appropriate and increase number of buildings.*
- **Retaining wall increase** *of 173% from ~8ft to ~22ft suggests significant change required.*
- **Safety of pedestrians and vehicles:** *This proposal will again increase the flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction.*
- **Traffic and Parking** *The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.*
- **Concern of property stress to our building based on recent issues.** *How will these proposals impact directly and indirectly our building?*

Thank you for your attention in addressing these concerns.

Celice Goetzinger
314-2120 Shannon Ridge Dr,
West Kelowna

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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: DP 22-20 Permit proposal for 2102 Shannon Ridge Drive, West Kelowna
Date: November 13, 2023 3:20:59 PM

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Attention: Corporate Officer

With further information received, I would like to oppose the proposal for DP 22-20 and express some concerns for consideration as I reside at **2120 Shannon Ridge Drive, unit 211**. (The body of the following letter was addressed to Yvonne prior to receiving Notice of the Variance and has been adjusted)

1. **PARKING:** In the past 6 years we have seen street parking reduced to only the north side of the street beginning with our area. We also have a very difficult corner to navigate that has a lane reducing cement section on the south side. This corner definitely slows the speed of approaching vehicles however in winters plowing it can be reduced to one lane as we navigate the road and street parking. The housing project on the parallel street directly across for us have very limited parking in front of their townhomes for guests or any second vehicles. The street area in front of our building and down the hill is typically full with nighttime vehicle parking from our building and their street. Area residents and guests struggle to find parking that is in close proximity, and often walk a fair distance to reach their homes.

With the upcoming proposed two projects on the vacant land adjacent, the need for street parking that is already stretched to its maximum will be a significant challenge. It was a concern with just the project town homes scheduled. Now with this type of proposed complex, I believe the need for additional street parking will increase beyond its capacity.

I can only speak for our building at 2120 and our parking needs. We have underground parking for one vehicle per each 42 units, 3 which have a second spot, an additional 6 strata owned spots rented, and 8 spots plus 2 handicap areas in our parking lot. If owners have two vehicles then our potential owner need for street parking is approximately 25 vehicles. Currently 11 owners of that potential 25 must secure street parking. This isn't factoring in any visiting vehicles. Even more challenging is in winter plow months when non plowed snow limits the potential space dramatically. When our buildings parkade and or parking lot has its yearly maintenance, our neighbours yo the west have complained significantly about our infringement on their street parking.

2. **STABILITY:** My second concern has to do with the actual building of structures in this adjacent property. Our property at 2120 has endured a massive warranty undertaking project to stabilize the north/north-east areas of our building and the slope we rest upon. Some major concerns would be

how we ensure that our buildings stability would not be compromised as this new project is being built close to our affected area.

We hope the thoroughness of the City of West Kelowna Building Department will recognize and consider the issues our building has incurred, and the concessions that were required to protect our building and the neighbouring houses below.

Respectfully,
Tracy Brooks
211-2120 Shannon Ridge Drive

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: DP 22-20 David Brown
Date: November 13, 2023 3:50:36 PM

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David Brown
2118, Shelby Crescent
West Kelowna, V4T3B1
B.C.

I have objections to this development. Attached is a photo of the view from my living room looking towards the proposed development site. How will this affect the view if the development goes ahead.

Regards
David Brown

[REDACTED]

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From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Fwd: kas2972 Zoning for Property Next Door file number DP 22-20
Date: November 13, 2023 3:52:52 PM
Attachments: [image001.png](#)

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I live at 2120 Shannon Ridge Drive and I am extremely concerned about this development.. and the negative impact it will have on our community.....I vote against it....please do not build this.

Meena Cleland

Begin forwarded message:

From: David Kent <David.Kent@associabc.ca>
Date: November 13, 2023 at 12:35:16 PM PST
Subject: kas2972 Zoning for Property Next Door file number DP 22-20

This message is from the Strata Council

If you agree with the following Strata Council concerns regarding the new development application for the property next door, please copy and paste it on an email to the City of West Kelowna: submissions@westkelownacity.ca file number DP 22-20 in the subject line

Owners at Rock Ridge, Please be advised.

The proposal for the permit change for the property adjacent appears before the City Council tomorrow.

MOST URGENT is that any of your concerns or objections must be sent to submissions@westkelownacity.ca, and be received by 4pm TODAY, (November 13th, 2023)

Here are a few of councils concerns that you could draw from:

- **Safety of pedestrians and vehicles:** *This proposal will again increase the*

flow of traffic and the hazards we already face with the blind corner and prior installed lane reduction.

- **Traffic and Parking** *The proposal of these 29 new townhomes in the adjacent area is in addition to the townhomes previously approved could overload capacity of street parking and delay in traffic movement.*
- **Height Changes:** *Proposed allowance change is from a 3-storey building (~39ft) to a 4 storey (~61 ft) This changes the look approved for the area and decreases our view but more importantly could add more stress on the land supporting increased infrastructure.*
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- **Concern of property stress to our building based on recent issues.** *How will these proposals impact directly and indirectly our building?*

IF you also have these concerns or others that are not noted, Now is the time.

YOU CAN STILL BE HEARD – PLEASE SEND YOUR EMAILS

Submissions should reference the **file number DP 22-20 in the subject line** and **include your name and the civic address** or legal description of the land affected by the proposal. Please be advised that all submissions, including the names of authors will become part of the public record. The author's phone number and email address are not relevant and should not be included in the correspondence if the writer does not wish his or her personal information disclosed.

Respectfully your Strata Council

Thanks,

David Kent

Community Manager
Licensed Strata Manager

Associa British Columbia, Inc. -To bring positive and meaningful value to every community

215-1511 Sutherland Avenue, Kelowna, BC, V1Y 5Y7

O: 250-860-5445

C: 



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