

Subject: FW: Development Proposal - DVP 24-01 - Objection. ATTENTION Corporate Officer
Date: May 7, 2024 11:33:55 AM

From: Shohreh Hemmat [REDACTED]
Sent: Wednesday, March 20, 2024 10:16 AM
To: City of West Kelowna Submissions [REDACTED]
Cc: keykhosro khodarahmi [REDACTED]
Subject: Development Proposal - DVP 24-01 - Objection. ATTENTION Corporate Officer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward to westkelowna@phishforward.beaucheronsecurity.com.

Good morning,

I am emailing you in regards to Proposal File No: DVP 24-01. Applicant: Kali Wells.

Honestly, I can't wrap my mind around this. How does one justify taking one's land?

This happens in my birth country (Iran). Where people in power do as they please and abuse their title and power. We took refuge in Canada, for its justice and fairness.

I am part owner of this property. My father has worked for 40 years on this land. He walked every inch of it many times over. We have watered the land together.

I want every inch of it.

I am copying and pasting my neighbor's email as I agree with every word of it.

PLEASE refrain from proceeding with this matter.

Best regards,

Shohreh Khodarahmi Hemmat.

Jaime & Michele Montana
845 Proserpine rd.

West Kelowna, bc

V1Z 1C8

[REDACTED]

[REDACTED]

March 14, 2024

Subject: Opposition to the Development Proposal for Ms. Kali Wells's Property at the End of Proserpine Rd.

Mr. William Cashin

Lands and Bylaw Officer

City of West Kelowna

Dear Mr. Cashin,

I am writing to you because I was made aware, being out of town, by my son Patrick of the sign about the development proposal but,

this is not a new development, when in fact the development has already taken place some time ago, my understanding was done without

a permit or any request/application for a variance of 15 meters, should this be allowed at this time, then all other citizens adjacent to the agricultural land

should be given the same privileges. Please take note that the other properties had to adhere to the rules you can see from the area pictures you provided the proprietor of the agricultural land is at a loss, again you can see that the row of grape vines had to stop at the point where Ms. Wells' default began, in my opinion this would constitute a loss of revenue, and they should have recourse for requesting a reversal so they can continue to plant the grape vines. The fact is that 15 meters is a big chunk of land that has a sizable value and the city is about to give that away.

We, in our property, had to take and adhere to all the rules and regulations, without any variances allowed, upon the development of our Carriage house, why should Ms. Wells be any different? I can also say that the city of West Kelowna should have corrected that a long time ago and Ms. Wells and or the real estate broker should have done proper due diligence and corrected this default before the change in ownership took place.

Moreover, it is important to note that numerous community members, including myself, have diligently complied with the city regulations by obtaining the required permits for property improvements, the absence of a satisfactory explanation for granting a variance, in this case, raises concerns, especially given that, to our knowledge, West Kelowna's bylaws do not permit constructions with zero setbacks from neighbour's properties.

Our opposition to this variance is also grounded in the issues that undermine the legal processes in place now and then.

This situation sets a troubling precedent that could potentially erode the trust in the existing systems.

The fact that the violation was known at the time of purchase—and that neither the previous nor the

current owner has taken steps to rectify the situation—which further exacerbates our concerns. Allowing this

variance to proceed without addressing these critical issues would not only validate the oversight of regulatory requirements but also disregard the efforts of those who have adhered to the city's building protocols.

We, therefore, respectfully request that the proposed land variance for the property be reconsidered.

Our community believes in the importance of maintaining clear and consistent standards for all residents, ensuring that the integrity of our local regulations is upheld.

Thank you for considering our concerns. We trust that the City of West Kelowna will take the necessary

steps to address this matter in a way that respects the interests of all parties involved and maintains the

standards that contribute to the well-being of our community.

Yours sincerely,]

Jaime & Michele Montana

Owners of record

From:
To:
Subject: FW: Development Proposal - DVP 24-01 - Objection. ATTENTION Corporate Officer
Date: May 7, 2024 11:35:52 AM

From: keykhosro khodarahmi [REDACTED]
Sent: Wednesday, March 20, 2024 8:20 AM
To: City of West Kelowna Submissions [REDACTED]
Cc: Shohreh Hemmat [REDACTED]
Subject: Development Proposal - DVP 24-01 - Objection. ATTENTION Corporate Officer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward to westkelowna@phishforward.beauceronsecurity.com.

ATTENTION: Corporate Officer

Our acreage is directly impacted by this Development Proposal File No: DVP 24-01. Applicant: Kali Wells

We are objecting to this change and hope it will not be approved. Please let us know if anything else is required from us to have our objection considered.

Our impacted Acreage Address: 2340 Boucherie Road. West Kelowna

My Mailing Address: [REDACTED]

Thanks,
Keykhosro Khodarahmi

Subject: FW: File # DVP24-01 Submission
Date: May 7, 2024 11:37:47 AM

From: Patrick Montana [REDACTED]
Sent: Wednesday, March 20, 2024 9:39 AM
To: City of West Kelowna Submissions [REDACTED]
[REDACTED]
Subject: Fwd: File # DVP24-01

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward to westkelowna@phishforward.beaucheronsecurty.com.

Begin forwarded message:

From: Jaime Montana [REDACTED]
Date: March 11, 2024 at 15:06:47 PDT
To: [REDACTED]
Cc: Shohreh Hemmat [REDACTED] Patrick Montana
[REDACTED]
Subject: File # DVP24-01

Jaime & Michele Montana
845 Proserpine rd.
West Kelowna, bc
V1Z 1C8
[REDACTED]
[REDACTED]

March 14, 2024

Subject: Opposition to the Development Proposal for Ms. Kali Wells's Property at the End of Proserpine Rd.

Mr. William Cashin
Lands and Bylaw Officer
City of West Kelowna

Dear Mr. Cashin,

I am writing to you Because I was made aware, being out of town, by my son Patrick of the sign about the development proposal but,

this is not a new development, when in fact the development has already taken place some time ago, my understanding was done without

a permit or any request/application for a variance of 15 meters, should this be allowed at this time, then all other citizens adjacent to the agricultural land

should be given the same privileges. Please take note that the other properties had to adhere to the rules you can see from the area pictures you provided the proprietor of the agricultural land is at a loss, again you can see that the row of grape vines had to stop at the point where Ms. Wells default began, in my opinion this would constitute a loss of revenue, and they should have recourse for requesting a reversal so they can continue to plant the grape vines. The fact is that 15 meters is a big chunk of land that has a sizable value and the city is about to give that away.

We, in our property, had to take and adhere to all the rules and regulations, without any variances allowed, upon the development of our Carriage house, why should Ms. Wells be any different? I can also say that the city of West Kelowna should have corrected that a long time ago and Ms. Wells and or the real estate broker should have done proper due diligence and corrected this default before the change in ownership took place.

Moreover, it is important to note that numerous community members, including myself, have diligently complied with the city regulations by obtaining the required permits for property improvements, the absence of a satisfactory explanation for granting a variance, in this case, raises concerns, especially given that, to our knowledge, West Kelowna #39 's bylaws do not permit constructions with zero setbacks from neighbour's properties.

Our opposition to this variance is also grounded in the issues that undermine the legal processes in place now and then.

This situation sets a troubling precedent that could potentially erode the trust in the existing systems.

The fact that the violation was known at the time of purchase—and that neither the previous nor the

current owner has taken steps to rectify the situation—which further exacerbates our concerns. Allowing this

variance to proceed without addressing these critical issues would not only validate the oversight of

regulatory requirements but also disregard the efforts of those who have adhered to the city's building

protocols.

We, therefore, respectfully request that the proposed land variance for the property be

reconsidered.

Our community believes in the importance of maintaining clear and consistent standards

for all residents, ensuring that the integrity of our local regulations is upheld.

Thank you for considering our concerns. We trust that the City of West Kelowna will take the necessary

steps to address this matter in a way that respects the interests of all parties involved and maintains the

standards that contribute to the well-being of our community.

Yours sincerely,]
Jaime & Michele Montana
Owners of record