

## Krista Gilbert

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**From:** Robert Flewwelling <[REDACTED]>  
**Sent:** Monday, June 9, 2025 3:56 PM  
**To:** Krista Gilbert  
**Subject:** Development Variance Permit No. 19-25

Good Day Krista:

I am the owner of 2177 Trappers Way, Panorama, BC - (across the street from the subject property)

Unfortunately, as we are not full time residents of Panorama, but rather live full time in Kelowna BC., we did not receive the notification of the request for a variance for the subject property. I have just recently received and reviewed the comments made by Dr. Grant (Cal) Gillies

Previously, for other planning issues, we had asked that our email be added as a method of contact. Though I am not sure Rdek is capable of this form of additional notifications.

I would also suggest that most of the owners of the immediate properties surrounding the subject property are also not full time residents of Panorama, and as such may not have received any notifications. Therefore they would not have had an opportunity to make comments.

At this point, I would like to voice support for Dr. Gillies comments with respect to the request to exceed the building envelope, as well as his other general comments.

I would again draw to attention of Rdek the issue of the overland drainage around this property. When originally built in 2015 – 2016 the drainage coming from behind and down the side of the subject property, flooded every spring into the BC Hydro electrical transformer box. With the overloading of the transformer from the spring runoff, water continued through the conduits to both 2177 Trappers Way and 2075 Trappers Way. In both cases water ending up in the basements of the homes causing damage.

As a result of the flooding, a regrading of the backyard of the subject property was undertaken by the previous owners, as well both 2177 Trappers Way and 2075 Trappers Way required remedial work done on the hydro conduit connections to try to prevent any further flooding. This resulted in a significant expenditure by at least myself.

I would also point out that BC hydro also had to attend to the transformer box on a number of occasions and I would refer Rdek to BC Hydro for further information.

I would like to request if not already a requirement that Rdek make sure that the proposed addition at the subject property, does not detrimentally affect in any way the surface runoff that could result in damage to the other properties on Trappers way or the hydro transformer.

I would also point out to Rdek that presently there is a tie into the street storm sewer that captures water from underneath the subject property. Again, I would request that Rdek make sure that nothing from the construction of the addition detrimentally affects the ability to capture the underground water and direct it into the storm sewer. Causing the water / stream to be allowed to flow freely will more than likely cause damage to the road bed, current infrastructure as well as foundations downstream of the subject property.

Thank – you for your consideration.

Sincerely

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

*Rob Flewwelling*, PEng.(Civil - retired)

email: [REDACTED]

Kelowna BC Landline: [REDACTED]

Panorama BC Landline: [REDACTED]

Mobile: [REDACTED]

Panorama Address

2177 Trappers Way.

Panorama, BC

[REDACTED]

Kelowna Address

[REDACTED]

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**From:** Callum [REDACTED]

**Sent:** June 9, 2025 12:34 PM

**To:** Robert Flewwelling <[REDACTED]>

**Subject:** Fw: Development Variance Permit No. 19-25

FYI Rob.

Cal

----- Forwarded Message -----

**From:** Callum <[REDACTED]>

**To:** Krista Gilbert <kgilbert@rdek.bc.ca>

**Sent:** Monday, June 9, 2025 at 01:32:40 PM MDT

**Subject:** Re: Development Variance Permit No. 19-25

Thank you Krista. If the nearest neighbours are not concerned, then my comments should not be formalized and moreso treated as an opinion.

Take care,

Grant

On Monday, June 9, 2025 at 01:23:47 PM MDT, Krista Gilbert <kgilbert@rdek.bc.ca> wrote:

Hello Grant,

**Krista Gilbert**

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**From:** Robert Flewwelling <[REDACTED]>  
**Sent:** Monday, June 9, 2025 8:18 PM  
**To:** Krista Gilbert  
**Subject:** Development Variance Permit No. 19-25  
**Attachments:** IMG\_2779.jpg; IMG\_2778.jpg

Good Day Krista

Just thought I would follow up with my previous email.

Attached to this email you will find photos showing the water flowing from the hydro meters at 2177 and 2175 Trappers Way. This occurred as a result of the spring run-off coming from the subject property in the Spring of 2018. The flow of water that came from the subject property flooded the hydro transformer box and then through the hydro conduits to the 2177 and 2175 Trappers way and up through the foundations of the 2 homes.

The flow was actually strong enough to physically blow the hydro meter off the wall of the home at 2175 Trappers way.

As you can appreciate I am very concerned that we do not see a reoccurrence of this issue.

You are welcome to share the attached with the committee.

Sincerely

*Rob Flewwelling*, PEng.(retired)

email: [REDACTED]

Kelowna BC Landline: [REDACTED]

Panorama BC Landline: [REDACTED]

Mobile: [REDACTED]

Photos Submitted with Email:



