

OSOYOOS MOUNTAIN ESTATES INC.

April 1, 2019

Osoyoos Mountain Estates Inc. (OMEI) own a significant amount of undeveloped land on Anarchist Mountain. This undeveloped land is subject to various zoning classifications administered by Regional District of Okanagan Similkameen (RDOS). These zoning classifications include Conservation Area – CA zoning. In fact, over half of the OMEI land is subject to the CA zoning. The CA zoning classification greatly restricts any development activity on the land. The zoning, however, does not speak to other potential uses of the property including recreational uses. All non development activity on the land is controlled by OMEI.

The CA zoned land is also subject to a Covenant in favour of RDOS which has existed since 2003. The Covenant runs with the land and remains relevant today. The purpose of this Covenant is to ensure that the CA zoned portion of the OMEI land is left in its *natural state*. Recent events have made us more aware of our responsibility in this regard.

In the past we have allowed invitees, mainly local residents, to use our land for their recreational purposes. Our position has been that we would allow responsible use by invitees. In the past few years both ourselves and our grazing tenant have experienced malicious damage to locks, gates and fences. This damage has been caused by individuals walking, on horseback, and on motorized vehicles. We find these actions extremely concerning and very disappointing.

We have become increasingly concerned about wildfire risk potentially caused by invitees, especially those on motorized vehicles. We view wildfire risk as the single greatest risk to our investment and will always take prudent steps to mitigate this risk to the extent that it is practically possible.

Effective immediately OMEI will not allow any motorized recreational usage by invitees on any of its lands. In the coming weeks additional signage will be posted making it clear the areas that are affected. We will continue to monitor all other use and will deny access to any user acting inappropriately.

Ron Palmer
Managing Partner
Osoyoos Mountain Estates Inc.