

Design Rationale for 677 Commonage rd TUP application

To whom it may concern,

We are applying for a TUP to our current property, 677 Commonage rd as we are hoping to retain our business on the property due to limited available / affordable large open space light industrial within the city of Vernon. The space used by the business is noted in red on the attached aerial map and occupies 13% of our 5.5 acre property.

Distinctive Enterprises Ltd (Distinctive Upholstery & Ultradeck marine flooring) specializes in marine textiles. We produce marine canvas and upholstery for boats, as well as we produce a foam based marine flooring product which are the only producers of this product in Canada. What started as a single person small business operation has since grown at the current location. We now employ ten people and are able to provide secure, stable, well paying jobs for these residents of Vernon.

We produce no noise, odors, or pollution onsite so there is no disruption in the neighborhood. Nor do we work on boat mechanical so there is no fuel, oil etc pollution from this. We have and maintain fantastic relationships with the people in our small neighborhood up here of 8 large properties and no one has any issues with our operation. The business is very low traffic onsite as well due to the low volume /high value nature of the business so retail / customer traffic is not of concern.

The business has been operating as current since 2020 without issue or complaint, the only reason it's become an issue is we applied for a building permit to extend the current shop to assist with indoor space. The business is properly insured as well as we have been charged commercial property taxes on the shop for six years, which is why we were under the impression we were doing nothing wrong.

We are hoping for the business to remain on this site as the alternative is bleak at the moment due to our fiscal size, space required and what is currently available in Vernon.

We look forward to discussing options further with the city planning dept.

Andrew Spelchan

