

Rossland subdivision will be affordable

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Rossland needs more young families, permanent residents and affordably priced housing to help sustain our schools and our vibrant community.

We wanted to create something of value for the community and did extensive research before we considered this project. We are confident that once people learn the facts, that an overwhelming majority of the community will support this type of project.

BACKGROUND: Brothers Dean and Rob Bulfone are the developers. Their family has lived in the area for four generations, they are avid outdoor enthusiasts and moved back to raise their families near their relatives, in the wonderful lifestyle of the West Kootenay.

Dean is a commercial mortgage banker and principal of several companies including Lifestyle Properties Ltd., which currently employs eight locals.

Rob is the principal of Breckenridge Homes Ltd. (North Vancouver), a registered housing professional and HPO licensed builder.

He brings training and experience from working for several years with a company awarded Canadian Home Builders' Associations "Best Homebuilder in Canada."

FAMILY HOMES: Evergreen Ridge is designed as a family neighbourhood for permanent residents with beautiful, efficiently designed, craftsman-style homes. Based on recent statistics, we believe that our value priced models will be as affordable as the average home in Rossland.

GREEN, SUSTAINABLE: We are a member of the Canadian Green Building Council and a registered R2000 builder of energy efficient homes. We plan to build most of the homes ourselves and to utilize many sustainable green practices.

"Green homes" use less energy, water and natural resources, create less waste and are healthier for the people living inside.

TREES: We have volunteered to comply with a tree retention bylaw that does not apply to this phase. At our expense, we hired a professional arborist to survey

our trees and complete a tree retention plan. We had the legal right to log the entire site, but we chose to only clear what is required to service the first series of home sites.

PARKS and GREENSPACE: Pinewood currently has NO dedicated park but we are planning to create one acre (40,000 square feet) of dedicated parks and greenspace for the community to enjoy.

TRAILS: We have been working with the Kootenay Columbia Trails Society, planning up to 1,000 metres of trails around the project which include links to other society trails, Happy Valley, downtown and schools. The society has stated our proposed trails will "provide a new and improved trail experience for existing local residents."

LOCAL EMPLOYMENT: We use local consultants, trades and materials, which provides employment and allows young families (like ours) to move here and raise their families in the community.

CHILDREN'S SAFETY: Is

one of our main concerns and we have proposed to assist upgrading a trail to provide a safe alternative route (to steep icy roads) for kids to walk to school and downtown. Let us know, if anyone would like to help Evergreen improve neighbourhood children's safety.

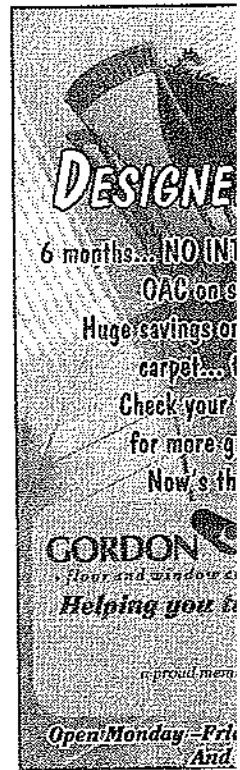
POSITIVE RESPONSE: We have had a positive response from 95 per cent of the trail users/neighbours and we have voluntarily distributed two flyers to communicate our plans and progress.

We personally enjoy taking the time to meet and explain our plans/process to all people that show interest in the trails and project.

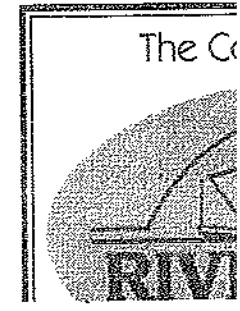
Evergreen Ridge will be starting pre-sales for it's first 10 homes/sites soon and already has interest in the majority. Construction has begun and a news release, trails map & photos are available at www.evergreenRIDGE.ca

We appreciate your interest and look forward to having comments.

Dean Bulfone
Rossland



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