

BL701-88 Public Meeting Comments

Dan Passmore
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Columbia Shuswap Regional District
Salmon Arm, BC

October 12, 2018

Sorrento Village Centre – Summary of public meeting comments

Dear Dan,

The following memo is a summary of the comments made by attendees to the public meeting regarding BL701-88 held on October 10 at Sorrento Memorial hall.

The following attendees were at the meeting:

- CSRD: Paul Demenok, Area C Director
- Franklin Engineering Ltd: Jayme Franklin, Trent Beckman-Cross
- Residents: Approximately 20 residents attended

Resident concern or comment	Franklin Engineering Response
Increased stormwater runoff	Preliminary engineering design and calculations have been completed for a system to meet MOTI stormwater management requirements. Two large areas have been set aside for detention ponds in the SE and NW corners of the subject property. Runoff may be reduced as it will be concentrated before being discharged as opposed to discharging from the site in natural drainage paths.
Wastewater treatment runoff	A conceptual system that meets MoE standards has been designed to ensure no surface water runoff from the system. An independent Hydrogeologist has been engaged to prepare an Environmental Impact Assessment.
Wastewater treatment system odour	An MoE approved MBR system is proposed with odour controls in place.
Negative effect on existing well water	An independent Hydrogeologist has been engaged to complete an Environmental Impact Assessment.
Location of accessway on Notch Hill Road	Multiple access options were evaluated, including access onto Mackenzie Road. The location shown on the drawing submitted with the rezoning application was found to be the most effective way to meet MOTI design standards.

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Increased traffic on Notch Hill Road and access onto the TransCanada Highway	Neither concern was raised during initial consultation with MOTI officials. Access to the TCH via the Northern boundary of the property was dismissed as an option by MOTI.
Impact on the aesthetics of the area	Removal of trees is necessary to facilitate development. Green spaces and planting will follow development to provide a landscaped final product.
Concern about the removal of trees along the southern boundary of the property	FEL will discuss the potential to retain a buffer of trees along this boundary to protect neighboring landowners' views and privacy.
Increased foot traffic in the area	The development has a provision for a path that links Notch Hill Road through to the TCH via CSRD land. This may reduce foot traffic along Notch Hill Road.
Increased demand on schooling	A detailed study of the demographics that will move into the development has not been completed. However, it is expected retirees will be the primary residents. Increasing school demand is a good thing.
Opposition to the addition of a Mobile Home Park in Sorrento	The rezoning application specifically excludes the construction of a Mobile Home Park. The upper part of the development is intended for smaller manufactured homes on bare land strata lots. The lower part of the development has larger lots suitable for larger traditionally built homes.
Opposition to any development near to neighboring residents' properties	There is a shortage of affordable housing in the Columbia-Shuswap area. Development is necessary to increase housing stock for middle income families and seniors.
Support for affordable housing options in Sorrento	There is a shortage of affordable housing in the Columbia-Shuswap area. Development is necessary to increase housing stock for middle income families and seniors.
Support for extending existing water system allowing neighboring residents to connect to community system and increase fire protection in the area	Several neighboring residents use well water. As part of the development the existing watermain that is capped on Notch Hill Road will be extended along the southern boundary of the property. This will facilitate connection to the community system and increase the value of the properties. Extension of the main will also increase fire protection in the area and reduce home insurance premiums.

Sincerely,



Trent Beckman-Cross