

Marianne Mertens

From: [REDACTED]
Sent: Tuesday, January 15, 2019 9:12 PM
To: Planning Public Email address
Subject: Public Hearing Submission - Bylaw No. 851-13

Public Hearing Submission - Bylaw 851-13

I am against re-zoning the Crown land of 2.3 acres in question for the following reasons:

1/ this Crown land is adjacent to the City of Revelstoke and should be there for citizens of British Columbia and of the City of Revelstoke for their recreation and enjoyment. I used that land for hiking and found it to be very good for my physical and emotional well being. It is a beautiful forest with seasonal streams running through it. I wish that forest and those streams to be protected for the use of citizens such as myself.

2/ Environmentally, I fear that the forest will be cut and the streams silted up or eroded away. The flora and fauna belong to everyone and should be protected. I understand that a bear corridor runs through this land and should be protected. This development is a recipe for human bear conflict.

3/Leasing Crown land allows businesses to acquire public land almost for free. This is not fair to other businesses who have to buy their land. In this case, the land in question might cost a million dollars. This is not fair to other camp grounds and tourist operations who have had to pay for the land on which they operate. This is not a level playing field, and promotes unfair competition.

Therefore I am against any rezoning in this case.

Thank you.

[REDACTED]
my residence is at the address immediately below:

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
January 17, 2019

Columbia Shuswap Regional District,
Salmon Arm, B.C.

Dear Sir, **RE: Electoral Area B Zoning Amendment Bylaw No. 851-13**

I wish to record my strong objection to the portion of this application which would allow the use of Crown Land for commercial use by Boulder Mountain Resort.

The subject land, BL 851-13 (2.3 ha), is currently used by a number of us who use it to enjoy a walk and hike with our families and dogs. Utilizing Crown Land for financial gain by a commercial venture is abhorrent to me as it will restrict or eliminate access by the general public.

The subject property is just outside the city limits of Revelstoke and as such is currently easily accessible to those who reside in this community. To have this land restricted or removed from open access by the public is contrary to the whole objective of Crown Land.

I understand the tenure has already been granted by the Province. Denying this application will prevent the area from being despoiled by the applicant. The 3.2 ha should be left untouched by development.

A new Land Use Plan must be developed before the use any more Crown Land is given away to commercial ventures.

For these reasons, I urge you to reject this application.

Yours sincerely,

[REDACTED]

From: [Ray Redekopp](#)
To: [Erica Hartling](#)
Cc: [REDACTED]
Subject: RE: Public Hearing Submission - Bylaw No. 851-13
Date: January 19, 2019 4:26:59 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.png](#)
[image006.png](#)

Hi Erica,

Further to JC email; I have the following comments. Is there a requirement for me to formally reply; if so, in what format?

1. The approved crown land parcel is a small piece of the existing crown parcel and there would still have several adjacent acres of forest to walk and hike through. There is also additional Crown, CPR, and logging lands available to walk and hike in surrounding their properties and our. The parcel in question, is a flat bench adjacent to our East park and is surrounded by 35-degree banks that do not have existing trails or easily access to our parcel. We have not had any bear incidents and the current lands are not fenced and there no signs of bear dens.
2. Our intent is to install a perimeter electric fence to avoid bear and human encounters. We are also preserving the mature forest as is and only removing dead trees or shrubs to have small foot traffic access only. We have surveyed the sites and intend on using the existing topography and protecting the seasonal run off from being impacted, by strategically placing the 18 tent sites.
3. The parcel in question is not free and there is a significant cost associated with maintaining, insuring and operating on Crown land. The prices are set by the government. We would gladly purchase the land if it was for sale and the estimated cost would be \$200K.

In closing, this is a great project that the Crown and consultants support and will be the only dedicated walk in tent sites, in the area. I believe these may be the same people who opposed the Crown lease and it was still approved. I hope the CRSD and others, see the value in this project and the additional tourist opportunities.

Kind Regards
Ray

From: Erica Hartling <EHartling@csrd.bc.ca>
Sent: January 18, 2019 9:55 AM
To: Ray Redekopp <ray@redekopp.ca>
Cc: J.C. Carlin <jcarlin@redekopp.ca>; Janice MacLean <janice@bouldermountainresort.ca>
Subject: RE: Public Hearing Submission - Bylaw No. 851-13

Hi Ray,

I have received a second public submission on your rezoning application. See both submissions attached.

Thanks,

Erica Hartling | Development Services Assistant
Development Services
Columbia Shuswap Regional District
T: 250.833.5951 | F: 250.832.3375 | TF: 1.888.248.2773
E: ehartling@csrd.bc.ca | W: www.csrd.bc.ca



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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

From: Erica Hartling
Sent: January 17, 2019 11:04 AM
To: 'Ray Redekopp' <ray@redekopp.ca>
Subject: Public Hearing Submission - Bylaw No. 851-13

Good morning Ray,

For your information, I have only received one public submission on your rezoning application. See attached.

I have also sent a copy to the Electoral Area B Director and Alternate Director and I will included it in the Public Hearing binder, which will be at the hearing on January 21, 2019.

See you then.

Thanks,

Erica Hartling | Development Services Assistant
Development Services
Columbia Shuswap Regional District
T: 250.833.5951 | F: 250.832.3375 | TF: 1.888.248.2773
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