

February 20, 2019

CSRD Development Services

Re: File No. BL 2559, PL2018080, 5781 Highway 97, Falkland, BC

Attention: Candice Benner, Development Services Assistant


Dear Ms. Benner,

The Falkland & District Community Association represents many of the residents potentially affected by any re-zoning application of commercial property to residential zoning. The subject zoning triggered a debate amongst residents as to what the future of Falkland holds. In order to facilitate a fulsome discussion of the subject, I contacted Jan Thingsted, CSRD Long Range Planner who advised me that the Official Community Plan draft for Area D including Falkland is scheduled to begin in 2021. As the OCP is the definitive guide for future development in our area, it is our request that all rezoning applications including in-stream be tabled until the OCP is complete. Piecemeal re-zoning may hinder any long range goals or direction that an OCP will provide.

The challenge we face as a community is that Falkland needs to rejuvenate its commercial corridor to secure its future and given the limited number of commercial lots available under the current zoning Bylaw 2500, it is imperative we protect and maintain commercial opportunities

In summary, the Falkland and District Community Association does not support re-zoning applications of any properties located within the commercial corridor of Falkland and requests to be advised of any upcoming or in-stream applications.

Respectfully,



Kevin W. Mitchell, President

Falkland and District Community Association

PO Box 193, Falkland, BC V0E 1W0

Tel. 250-517-8138



FALKLAND & DISTRICT COMMUNITY ASSOCIATION

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Incorporated since 1925

April 15, 2019

Ms. Candace Benner, Planner 2
Columbia-Shuswap Regional District
Re: 5781 Highway 97, Falkland BC re-zoning application

Dear Ms. Benner,

This letter is an addendum to my previous correspondence regarding the subject property. I would request this be included in the public hearing scheduled for Tuesday, April 16. I had hoped to attend the meeting in person but due to work commitments I am unable to be present.

In 1991, the CSRD council of the day had the foresight to zone most of Hwy 97 through Falkland as C-Commercial including the subject property. As this highway is a major corridor between Vernon/Kelowna and Kamloops it makes perfect sense that any development through communities like Falkland be zoned commercial to support local as well as transient populations. This zoning designation also supports community planning practices that try to avoid residential development immediately adjacent to major arterial routes with no buffer zone. The commercial zoning provides this buffer.

The staff report on this property suggests there are homes nearby that are situated along this corridor. It should be noted, however that ALL of these homes pre-date the 1991 Zoning Bylaw 2500. In fact, the ONLY building constructed in this specific area is the subject property and was built in 2009 as a "commercial garage with living unit above" as stated by the original owner-builder. This was and is a permitted use within the Commercial designation. The owner failed to comply with this zoning restriction and instead chose to convert the commercial space to a second living unit. When the current owners purchased the property, they secured a COMMERCIAL mortgage recognizing the designation as provided by zoning. The current owners claim they want the zoning changed to make the property "comply" with its current use. In fact, the current zoning would require the owners to convert the second living unit back to its original stated use.

When I asked the planning department why this building had been allowed to violate the zoning requirement, I was told there are no building permits required in Falkland and as such no one at CSRD was aware of the situation. The interesting note here is Area D Director, Rene Talbot is a resident of Falkland and has been a director for more than 16 years. This would have ensured he knew about the new building in 2009 and chose not to report its non-compliance for over 9 years.

Falkland has very little commercial zoned property and approving this application would further erode this situation.

On an unrelated note, I would request the following situation be read into the record of this hearing. I contacted Director Talbot several weeks ago and requested this public hearing be held in Falkland. Director Talbot advised me that "due to security concerns", this hearing would have to be held in Salmon Arm. I advised him the community hall had been booked for a Public Hearing in early July 2019 to review the possible implementation of building codes in Falkland. Director Talbot offered no response to this other than re-stating the "security concerns" in Falkland. It is an unfortunate situation as many Falkland residents will not travel 100 kilometers round trip to attend a public hearing about their own community when facilities exist here to accommodate up to 300 attendees, many more than the CSRD boardroom.

Regards,

A handwritten signature in black ink, appearing to read 'Kevin W. Mitchell', written in a cursive style.

Kevin W. Mitchell, President

Cell: 250-517-8138