



COLUMBIA SHUSWAP REGIONAL DISTRICT

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Notes of the Public Hearing held on Thursday April 25, 2019 at 2:00 PM at the Falkland Seniors Hall, 5706 Highway 97, Falkland, BC regarding Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558 (Bylaw No. 2558).

PRESENT: Chair Rene Talbot – Electoral Area D Director
Candice Benner – Planner II, CSRD
13 member of the public

Chair Talbot called the Public Hearing to order at 2:00 PM. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed amending Bylaw No. 2558.

The Planner explained that Bylaw No. 2558 proposes to redesignate and rezone a portion of the property legally described as Lot A, Section 3, Township 18, Range 12, W6M, KDYD, Plan KAP49754 Except Plan KAP49757, located in Falkland on Highway 97 from C Commercial to RS Residential (proposed Lots 2 and 3), and further amend the C Commercial zone for only the Remainder to additionally allow outdoor storage of vehicles, recreational vehicles (RVs), boats, trailers and sea can storage.

The chair offered the floor to the owner:

Bip Thind, ██████████ Owner, read out submission. Indicated that he respects the property's neighbours. He indicated that he is installing a fence around the commercial Remainder that will be used for outdoor storage and that the fence will have privacy slats. He said he intends to start with having about 5-10 sea cans that are new or newer. The sea cans will be 8 x 20 x 8 feet high and will not stack them. He said that he has consulted with a grader company who says he can lower the grade of the property away from the highway so that there will be less visual impact regarding the sea cans and outdoor storage. He spoke to the attached map; he is installing access driveways from both roads so that they have access on either side of the gas line. He says he intends to keep the property clean and tidy.

The Chair opened the floor for comments.

██████████ Chase Falkland Road, said she is concerned about this application. She said that Falkland needs more housing. She said that sea cans at the entrance of Falkland is not pretty. She said that there is a lot of commercial available that there are other uses this property could be used for such as residential as Falkland is a young growing community. She said that chain link fence is not pretty.

██████████ Falkland Road, said he is concerned with the driveway that has been put in and is concerned with two more exits on the highway; there are already issues with getting onto the highway and this would create more issues. Increased volume is a concern and also said that sea cans at the entrance of Falkland is not a pretty sight.

Bip Thind, said that no access driveways have been put in. he said he got a permit from highways to move the house onto the property.

██████████ Bolean Lake Road, she has concerns regarding the new culverts on Westwynd Drive as there should be access for a commercial lot and the culverts should be wide enough for commercial access. She said that at a different meeting with MOT they said that they wouldn't give this property access. She said that the driveway that has been put in is over 50 feet wide, doesn't have a culvert and hasn't been ditched and it's been over a month this way. She said that she saw the heavy excavator go over the gas line and it's not supposed to. She said that the fence needs to be eight feet to hide the sea cans.

Bip Thind said that he obtained two permits to go over the gas line and they padded it as well. He said that the sea cans will be eight feet tall and that he will be grading down from the fence line to address sea can concerns. He will be buying new or newer sea cans.

██████████ Tuktakamin Road, he said that having the sea cans out front along the highway is a problem. He said that residential and commercial should be switched. He said Falkland needs residential lots. He said he doesn't like that you will see sea cans coming into town.

██████████ Gyp Road, he said that the current owner may have good intentions but who knows about the next owner, who is going to police it.

██████████ Scott Road, asked if the fence will be solid.

Bip Thind said that the fence will be chain link with privacy slats, you can't see through the privacy slats.

██████████ Chase Falkland Road, said he is opposed to the application. He said that RV storage is also a concern along with sea cans as they always end up being stacked. He said that the ones in Vernon look like hell. He said that there is no control over future owners and what they do and the regional district doesn't have a lot of teeth. He would rather see houses built.

██████████ Gyp Road, wonders why it can't all be residential.

Bip Thind said that the property is currently commercial and that people will want commercial use along highway. He said that there's another property that he doesn't own along the back of his that the owners are looking at doing residential.

██████████ Westwynd Road, said that in Alberta you cannot build within 600 feet of a pipeline and doesn't understand how there can be residential built so close to this one. He said that in summertime there's at least a 10 minute wait to get off Westwynd Drive and that it will be a concern if that road gets a lot more traffic.

██████████ Highway 97, said that she is concerned for development on the highway that it will create more mess. She said to leave Lot 3 commercial. She said that the property is going to look junky.

██████████ asked what is going to happen to the driveway on the dump road.

Bip Thind said that there will be 2 access driveways on the dump road, one residential and one commercial.

██████████ said that the residential and commercial lots should be switched.

The Planner explained that commercial zoning along the highway is appropriate and that it acts as a buffer between the highway and residential properties.

2 public submissions were handed in.

Hearing no representations or questions about amending Bylaw No. 2558, the Chair called three times for further submissions before declaring the public hearing closed at 2:41 PM.

CERTIFIED as being a fair and accurate report of the public hearing.

*Original signed by Director

Director Rene Talbot
Public Hearing Chair

Candice Benner

Candice Benner
Planner II