



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.bc.ca

Notes of the Public Hearing held on Monday, August 26, 2019 at 7:30 PM at the Falkland Sunday Morners Club Hall, 2948 Churchill Road 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
6 member of the public

Chair Talbot called the Public Hearing to order at 7:27 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).

The chair opened the floor for comment:

██████████, wanted to know if the residential lots will have single family dwellings or multiple family dwellings on it. He said he is concerned about increasing traffic.

██████████, indicated single family dwelling is the intent but that the RS zone permits two family dwellings as well.

Planner, clarified that RS zone permits two family dwelling which is two dwellings located within a single building.

██████████, said that right now the parcel is commercial which could create more traffic than a residential lot. He said the main reason for creating the residential lots is for selling and financing options; that commercial lots require 50% down payment while residential does not.

██████████, asked about septic locations going on the lots.

██████████, said that he hired an engineer to go on site and do test holes for proposed septic locations. He understood that there was concern from a neighbour ██████████ regarding septic location (██████████). From the proposed septic locations the distances to that neighbouring lot were measured and it was confirmed that there was significant separation from the lot. He said that the CSRD had the charts showing this.

Planner, confirmed that CSRD had the mapping and showed ██████████ the map located in the public hearing package on the laptop, that showed the separation from the proposed septic locations and his property.

██████████, asked if all proposed lots will have their own septic systems.

██████████, said yes, all lots will have their own septic.

██████████, asked for clarification regarding the commercial uses to go on the commercially zoned lots and if there will be a hearing about these uses.

██████████, the parent parcel is currently zoned commercial and that a hearing is not required as long as the uses are permitted in that zone. This hearing is for the two lots that are proposed to be taken out of the commercial zone. Currently he is preparing a building site by flattening the land on the commercial portion.

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 7:45 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