

From: [Candice Benner](#)
To: [Marianne Mertens](#)
Subject: BL2558 submission
Date: Tuesday, April 23, 2019 2:37:37 PM

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, April 23, 2019 2:36 PM
To: Candice Benner <cbenner@csrd.bc.ca>
Subject:

We have read the info on the storage area for outdoor storage of boats, RV's, trailers and sea can storage in Falkland. We are very much against the "outdoor" storage. This should be under a roof so it is not seen from the highway. We have enough trouble with junky yards in this town (the CSRD should be getting these yards with junk, old cars etc. cleaned) [REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Planning Public Email address; cbeanner@csrd.bc.ca](mailto:cbeanner@csrd.bc.ca); [Director Talbot](#); [REDACTED]
Subject: Salmon Valley Land use Amendment (674816 BCLTD) Bylaw No. 2558
Date: Tuesday, April 23, 2019 7:14:44 PM

Hello I am writing to voice my opposition to the above application.

I live at [REDACTED] Westridge Dr Falkland BC my name is [REDACTED]. I feel that this would only be a detriment to the value of my house and property. It will be an eye sore when approaching Falkland , having unsecured RV not inclosed in buildings will bring a rise in crime in the city of Falkland, Sea Can storage is unsightly and if contents were ever to catch fire pose a significant risk to our local fire department to get into to put out. The access to that road is a risk at best and trying to get trailers in and out dangerous.

When clearing the lots of trees they lite there slash piles very early in the morning with out any communication with us home owners , my house and vehicles were covered in ash and I awoke to heavy smoke smell and smoke in the area and thought our house was on fire. There was very low cloud cover that day and the subdivision was very full of smoke , many residents of the subdivision were very concerned.

Falkland does not need any out door storage of any Boats,Trailers ,Recreation Vehicles or Sea Cans , this is a rural community and we hope to keep it that way .

Thank you for your time and consideration.

[REDACTED] [REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Candice Benner](mailto:Candice.Benner@csrd.bc.ca)
Subject: Fwd: Salmon Valley Land use Amendment (674816 BCLTD) Bylaw No. 2558
Date: Tuesday, April 23, 2019 7:19:22 PM

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: April 23, 2019 at 7:14:35 PM PDT
To: plan@csrd.bc.ca, cbeanner@csrd.bc.ca, rtalbot@csrd.bc.ca, [REDACTED]
[REDACTED]
Subject: Salmon Valley Land use Amendment (674816 BCLTD) Bylaw No. 2558

Hello I am writing to voice my opposition to the above application.
I live at [REDACTED] Westridge Dr Falkland BC my name is [REDACTED]. I feel that this would only be a detriment to the value of my house and property. It will be an eye sore when approaching Falkland , having unsecured RV not inclosed in buildings will bring a rise in crime in the city of Falkland, Sea Can storage is unsightly and if contents were ever to catch fire pose a significant risk to our local fire department to get into to put out. The access to that road is a risk at best and trying to get trailers in and out dangerous.
When clearing the lots of trees they lite there slash piles very early in the morning with out any communication with us home owners , my house and vehicles were covered in ash and I awoke to heavy smoke smell and smoke in the area and thought our house was on fire. There was very low cloud cover that day and the subdivision was very full of smoke , many residents of the subdivision were very concerned.
Falkland does not need any out door storage of any Boats,Trailers ,Recreation Vehicles or Sea Cans , this is a rural community and we hope to keep it that way .

Thank you for your time and consideration.
[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Director Talbot](#); [Candice Benner](#); [Planning Public Email address](#)
Subject: Salmon Valley Land use Amendment (674816 BCLTD) Bylaw No. 2558
Date: Tuesday, April 23, 2019 7:27:52 PM

Hello I am writing to voice my opposition to the above application. I don't want to see outside storage or sea can storage. This developer has also been know not to tell the truth about what he is doing. He thinks because it's a small community he can come in and do whatever he wants.

I live at [REDACTED] [Westridge Dr Falkland BC](#) my name is [REDACTED]. I feel that this would only be a detriment to the value of my house and property. It will be an eye sore when approaching Falkland , having unsecured RV not inclosed in buildings will bring a rise in crime in the city of Falkland, Sea Can storage is unsightly and if contents were ever to catch fire pose a significant risk to our local fire department to get into to put out. The access to that road is a risk at best and trying to get trailers in and out dangerous.

When clearing the lots of trees they lite there slash piles very early in the morning with out any communication with us home owners , my house and vehicles were covered in ash and I awoke to heavy smoke smell and smoke in the area and thought our house was on fire. There was very low cloud cover that day and the subdivision was very full of smoke , many residents of the subdivision were very concerned.

Falkland does not need any out door storage of any Boats,Trailers ,Recreation Vehicles or Sea Cans , this is a rural community and we hope to keep it that way .

Thank you for your time and consideration.

[REDACTED]

From: [Candice Benner](#)
To: [Marianne Mertens](#)
Subject: FW: Amendment (674816) BC LTD Bylaw No. 2558
Date: Tuesday, April 23, 2019 9:13:19 AM

-----Original Message-----

From: [REDACTED]
Sent: Monday, April 22, 2019 5:32 AM
To: Candice Benner <cbenner@csrd.bc.ca>
Subject: Amendment (674816) BC LTD Bylaw No. 2558

Was just reading the notice we got about the rezoning meeting and noticed that it's at 2: o'clock in the afternoon on a Thursday. How does the regional district think that the working person can attend a meeting during the day. This is totally outrageous that the Regional District would allow a meeting at this time of day. Make me think that you guys have your mind made up already and don't want to hear what the people have to say. I live at [REDACTED] Westridge drive and we are against the proposal of allowing outdoor storage of vehicles,boats,rv's, trailers and sea cans. We are not against having the commercial changed to RS. This individual thinks he can do what ever he wants and get away with it,he has already moved a house onto the property which is still commercial and put in roads ect.. and lied to highways saying he put in a temporary road so he could move off a old building which was just the opposite as he moved in a old house not removed one. They also had not regard to the neighbors when they lite a bunch of brush piles on fire and smoked out everyone's houses for 3 days. So once again I can't believe what time this meeting is been held and we are AGAINST ANY FORM OF OUTDOOR STORAGE.

[REDACTED]

From: [REDACTED]
To: [Candice Benner](#); [Director Talbot](#); [Planning Public Email address](#)
Subject: Against storage units and vehicles being allowed in Falkland
Date: Wednesday, April 24, 2019 11:34:20 AM

Hello, I need to voice my concern with storage units and vehicle parking etc being proposed on Westwynd and Westridge drive in Falkland. I own one of the new houses there and am thinking of selling. This will just reduce the value of my home and make it look junky in this beautiful area. This is not the place for such storage. This development is doing well and looks great but that idea is definitely something I stand strongly against. Please do not allow this to bring down our neighborhood.

Sincerely,

[REDACTED]

Get [Outlook for Android](#)

From: [REDACTED]
To: [Candice Benner](#)
Subject: Public Hearing Submission for Bylaw #2558
Date: Wednesday, April 24, 2019 8:49:44 AM

Good morning Candice,

So it turns out I am on the other side of the fence this time around. I wanted to submit my opinion on the re-zoning request #2558 for Section 3, Township 18, Range 12, West of the Meridian, KDYD, EPP89262, lot 4 – requesting the addition of “outdoor motor vehicle, boat, and trailer storage areas” means the parking of motor vehicles, recreational vehicles, boats and trailers including boat, utility, horse, flatbed, and camper, but does not include wrecking yard, salvage operation, or junk yard.” I believe there is also a request for sea cans to be allowed as part of the outside storage.

It is my opinion that Falkland is in great need of additional residential living spaces. There are many people trying to move to Falkland but cannot do so due to the lack of housing both for purchase and especially for rental use. The lot as mentioned above shares the boundary of land being (or may already have been processed) from commercial to residential in order to create more livable housing; however, the value and demand for these lots will be compromised being lined with unsightly outdoor storage. This type of commercial storage will always result in a very unfavorable view and for this currently upcoming neighbourhood. The second issue with this type of allowed storage is for the sight/view from the highway. The location of this property is across from the Falkland Stampede grounds just as you are coming into the town and certainly not the sight we would want visitors and guests to see – not how we would want to present our community.

I hope the district will agree with my points and not allow the additional outside storage. This type of facility is more suitable for property off of the highway in a less visible location and not surrounded by residences.

Thank you for your consideration in this matter.

Sincerely,

[REDACTED]

April 24, 2019

Public Hearing Submission
- Bylaw No. 2558

We at [redacted] Westwynd Dr are opposed to the new bylaw amendment No. 2558. We do not feel that a mini storage building and storage facility should be built right next to our residential neighbourhood. We feel something industrial in nature would be a eyesore to us here on Westwynd Dr. as well as all of Falkland. People move to Falkland to get away from commercial. The reason we moved here was NOT because we could live beside a mini storage building and a bunch of sea cans. It was for the views, the peace, the nature and the community. The increase of traffic is a concern especially with all the young families living here with small children. The access to these storage places is also a concern. It should not be on Westwynd or Westridge.

Bottom line.. The mini storage and out door storage will be a terrible waste of land and a incredible eyesore to all the homes close by and to all of Falkland.

Sincerely Opposed,

[redacted signature]

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> in Camera <input type="checkbox"/> Other Mtg	Ownership: File #
<i>Received at Public Hearing</i> APR 25 2019		
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IIT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other	RECEIVED <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Oly <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate	Ask Sent: <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email

BL2558
PL20160000145

Date Received: April 24, 2019
PHB X3

From: [REDACTED]
To: [Candice Benner](#)
Subject: Opposition to the bylaw #2558
Date: Wednesday, April 24, 2019 1:51:37 PM

As I am unable to attend the public hearing for this bylaw matter I wanted to be able to make my concern known.

I am NOT in favor of bylaw #2558 as I feel it will have a negative impact on the market value of the housing in the surrounding area. Our community is growing and therefore new housing is required not an outdoor storage facility. The outdoor storage will negatively impact the view for both the existing and new homes to be built in the surrounding area. I feel storage facilities, especially outdoor storage, belong in an industrial area not in the middle of a residential housing area where residents have to look at it.

Thanks,

[REDACTED]

From: [REDACTED]
To: [Planning Public Email address](#)
Subject: Public hearing submission Bylaw #2558
Date: Monday, April 22, 2019 8:20:07 PM

As this proposed storage facility is the first thing that will be seen when entering Falkland. There should be stipulations in place to protect aesthetics, ie: solid fencing or wall to block sighting. It should also be kept clean. Also, access to the highway at Wetaskiwin Road will be a concern as traffic typically doesn't obey the speed limit posted there and vision to the North is limited.

Sent from my iPhone

BL2558
PL20160000145

Received April 24, 2019
PHB X 3

From: [Candice Benner](#)
To: [Marianne Mertens](#)
Subject: FW: Public hearing submission bylaw No. 2558
Date: Wednesday, April 24, 2019 3:42:40 PM

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, April 24, 2019 3:41 PM
To: Candice Benner <cbenner@csrd.bc.ca>
Subject: Public hearing submission bylaw No. 2558

Public Hearing Submission – Bylaw No. 2558

The interest of my property is affected by the proposed Bylaw No. 2558. This is one of the first commercial properties that people see when entering Falkland from the west end of town. Community planning and development and aesthetics should be considered when amending commercial zoning. I have no issues with the property being subdivided into 2 commercial lots and 2 residential lots, but the commercial zoning should not be amended to allow for sea can storage. I am concerned about the aesthetics of the commercial property affecting the community and lowering the property values in the surrounding area. I am apposed to this proposal.

Best regards,

[REDACTED]
[REDACTED] Westwynd Drive

BL2558
PL20160000145

DS Date Received April 23, 2019
PHB X3

From: [Candice Benner](#)
To: [Marianne Mertens](#)
Subject: FW: Salmon Valley Land Use
Date: Tuesday, April 23, 2019 2:37:48 PM

BL2558 submission

From: [REDACTED]
Sent: Tuesday, April 23, 2019 2:36 PM
To: Candice Benner <cbenner@csrd.bc.ca>
Subject: Salmon Valley Land Use

I am writing to express my wishes that Salmon Valle Land Use Amendment 674816 Bylaw 25587 in Falkland,Bc be not permitted. I feel it be an eyesore especially as you are coming into our town.

Thanks, [REDACTED] Chase-Falkland Rd,Falkland

April 23, 2019

Public Hearing Submission – BL2558

Dear Board members,

I hereby submit my opposition to Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558, in particular the amendment of the C Commercial zone, on the following grounds:

1. Outdoor storage of vehicles, RV's, boats, trailers and sea can storage is unsightly, as is mini-storage, and not in keeping with the rural aspect of the area in question. While knowing that some of the properties were zoned commercial, one would expect a pleasant- appearing commercial enterprise that fits in with the neighbourhood.
2. Pursuant to the above objection, the unsightly manner of such business could quite considerably lower the property values of the homes in the neighbourhood, a few of them which are brand new, including the 3 remaining lots that have not yet been built upon. People who choose to live in rural settings expect a rural setting!
3. The properties in question are very close to the Falkland Stampede grounds, an important event and tradition in Falkland. Again, proximity to a commercial venture such as proposed stands to decrease the atmosphere and rural feeling that this 100 year tradition engenders.

In short, I hope to convey to you my opposition to putting a highly visible, unsightly enterprise in a residential area of a rural town, so close to our famous rodeo grounds and right next to a new residential neighbourhood! While I do not wish to impede honest people in creating a business, it simply does not make sense to have such large, visible non-rural businesses so close to residents, the stampede, and the town of Falkland itself. I personally did not go through all the challenges of building a home (which is not yet even finished) in order to live right next to a business so alien to and unexpected in the quiet rural town that is Falkland.

Yours respectfully,

[REDACTED]

[REDACTED] Westridge Drive

Falkland, BC

From: [REDACTED]
To: [Candice Benner](#)
Subject: Bylaw2558
Date: Wednesday, April 24, 2019 8:54:18 AM

Candace Benner,

I wish to let you know that I am totally **against** the use of this parcel of land for storage of the items requested, This is the entry to our town and should be used for something far nicer to let people know we care for our community. A small strip mall or even residential as we understand he applied for in the first place. The screening will not help. An ugly fence that will become delapated and fall down,; trees that are not taken care of and only half grow will not work. The house he has moved onto there already is too close to the road [main hwy..97] and if I listen to rumor should not be there. And I know other homes are closer and have to grandfathered in. This why we need building bylaws real soon.

I do understand that a storage place for such items is very much needed, but it should be somewhere out of sight and definitely back away from the main highway not at the entrance to our town.

[REDACTED]
Chase Falkland Road

From: [Candice Benner](#)
To: [Candice Benner](#)
Subject: FW: public hearing Submission
Date: Thursday, May 2, 2019 10:15:00 AM

From: [REDACTED]
Sent: Thursday, April 25, 2019 1:01 PM
To: Candice Benner <cbenner@csrd.bc.ca>
Subject: Re: public hearing Submission

Good Afternoon

I'm the property owner planning on doing the mini storage with outdoor storage including sea cans. I respect everyone's opinions and am willing to be a good neighbor and work with everyone addressing any concerns. I definitely want to make sure everything looks great for the neighborhood and will be working on making it respectfully kept up neat and tidy organized storage. Chain link fencing with privacy slats will be used around any area used for any type of storage. I would like to start with 5-10 sea cans to test the water to see if it is feasible. These sea cans will be new or newer 8x20 x 8ft high and will not be stacked. Smaller ones may be introduced depending on demand. Godard excavating has mentioned that they could grade the property lower from the fence line to make it less noticeable from the highway. Access points is shown on the map attached. There will be one access off of Westaskiwin road and the other off of Westridge drive and no highway access. Having two access points allows access to the whole property without crossing the gas right away.

Thank you for your time.

[REDACTED]

**SUBDIVISION PLAN OF PART OF LOT A, Sec 3,
Tp 18, R 12, W6M, KDYD PLAN KAP49754
EXCEPT PLANS KAP49757 AND EPP58847**

PLAN EPP89262

BCGS 82L.053

SCALE 1 : 750



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750.

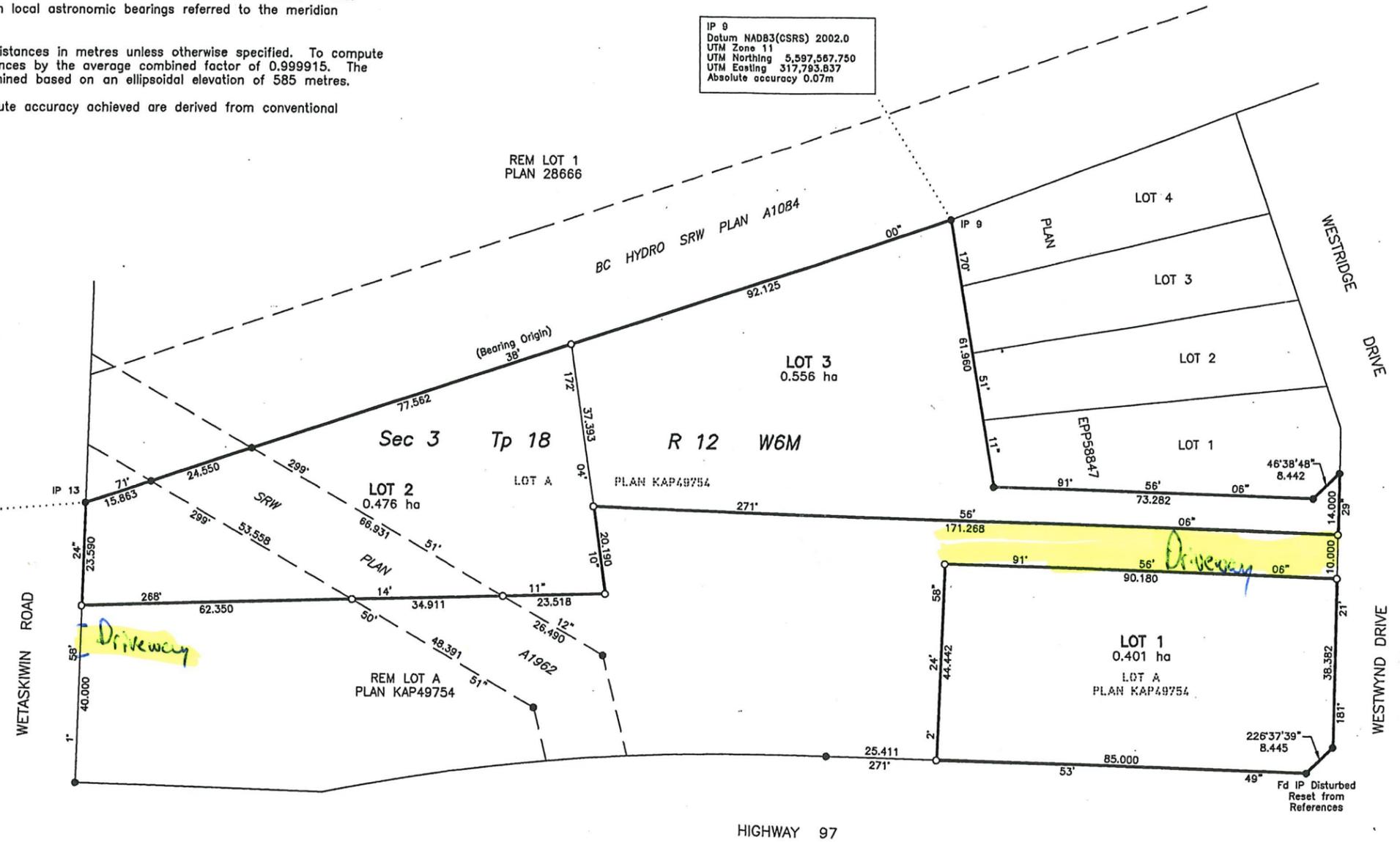
Grid bearings are derived from Plan EPP58847 and are referred to the central meridian of UTM Zone 11 (117° west longitude). To obtain local astronomic bearings referred to the meridian through IP 13, subtract 1°59'07".

This plan shows horizontal ground-level distances in metres unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999915. The average combined factor has been determined based on an ellipsoidal elevation of 585 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from conventional observations to Plan EPP58847.

IP 9
Datum NAD83(CSRS) 2002.0
UTM Zone 11
UTM Northing 5,597,567.750
UTM Easting 317,793.637
Absolute accuracy 0.07m

IP 13
Datum NAD83(CSRS) 2002.0
UTM Zone 11
UTM Northing 5,597,501.554
UTM Easting 317,594.456
Absolute accuracy 0.06m



LEGEND
● denotes standard iron post found
○ denotes standard iron post placed

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, BC V1T 5E8

103300R00

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.
File No.: 2017-00207

This plan lies within the Columbia Shuswap Regional District.

The field survey represented by this plan was completed on the 27th day of November, 2018.
William E. Maddox, BCLS 484

FILE: R10330

BL2558
PL20160000145

Date Received: April 24, 2019
PHB X3

From: [REDACTED]
To: [Candice Benner](#)
Subject: Opposition to bylaw #2558
Date: Wednesday, April 24, 2019 2:02:58 PM

Unfortunately I am unable to attend the public hearing tomorrow but I wanted to be able to make my concern known.

I am NOT in favor of bylaw #2558. As a builder, it is my opinion that an outdoor storage facility in that location will have a negative impact on the market value of the housing in the surrounding area. Our community is growing and therefore in need of new housing not storage facilities which belong in industrial areas where residents do not have to look at them day in and day out.

Thanks,

[REDACTED]
[REDACTED] Chase Falkland Rd.
Falkland, BC

From: [REDACTED]
To: [Planning Public Email address](#); [Director Talbot](#); [Candice Benner](#)
Subject: Opposition Against Suggested Storage Rental in Falkland BC
Date: Tuesday, April 23, 2019 7:55:23 PM

To whom it may concern,

I am a resident of Falkland. [REDACTED] Westwynd Drive and Westridge Drive. I am writing in opposition of the storage rental units being built on the dump road. I am highly against this as it will greatly lower the value of my house and my surrounding neighbours. I also believe it will bring unwanted traffic and people coming into our children friendly neighbourhood, causing parents to worry. It will also be an eye sore in our beautiful small town.

Thank you for taking this into consideration.

[REDACTED]

From: [REDACTED]
To: [Planning Public Email address](#); [Director Talbot](#); [Candice Benner](#)
Subject: Opposition Against Suggested Storage Rental in Falkland BC
Date: Tuesday, April 23, 2019 7:55:14 PM

To whom it may concern,

I am a resident of Falkland. [REDACTED] Westwynd Drive and Westridge Drive. I am writing in opposition of the storage rental units being built on the dump road. I am highly against this as it will greatly lower the value of my house and my surrounding neighbours. I also believe it will bring unwanted traffic and people coming into our children friendly neighbourhood, causing parents to worry. It will also be an eye sore in our beautiful small town.

Thank you for taking this into consideration.

[REDACTED]