

August 12, 2019

Ken Gobeil, Senior Planner  
Columbia Shuswap Regional District  
Salmon Arm, BC

Regarding: Proposed Bylaw 851-15 for Illecillewaet Development Inc. at Greely, BC

---

I have reviewed the information package for the development at Greely as proposed by Illecillewaet Development Inc.. Here are my concerns.

**1. I object, very strongly, to any of Illecillewaet Development's proposed developments between Greely Road and the Illecillewaet River, including developments in the area made available by relocating Greely Road next to the Canadian Pacific Railway.**

- This land has riparian growth and a wetland. [REDACTED] birdwatchers and have first-hand knowledge of this property as excellent habitat. The international data source called eBird includes 110 species on their bird checklist for Greely. See the list at:  
<https://ebird.org/printableList?regionCode=L3328489&yr=all&m=>
- A riparian setback to protect fish habitat is not sufficient to protect the stands of Black Cottonwood and other species that live between the road and the river. Building in that zone will certainly remove this habitat.
- The Illecillewaet River is in a narrow, steep-sided valley already heavily impacted by railway and highway. Greely is one of the few places where the Illecillewaet is wide enough to have adjacent high-quality riparian habitat.
- The Illecillewaet River is an unregulated river, and snow melt/freshet may cause flooding. Ground near the river can be saturated with water from the river/water table or from seepage originating higher on the mountain. It does not make sense to build on a property that may flood and is inherently wet.

**2. On the Trans Canada Highway, both east and west-bound turning lanes and acceleration lanes are required *before* construction begins at the development.**

- Contractors working on the site will be turning off of and onto the highway frequently, often with big machinery. Their safety is important, as is the safety of highway travellers. The turning lanes need to be built before the project starts.
- Acceleration lanes are needed so vehicles can come up to highway speed before they are required to merge with the highway traffic. Consider that motorhomes and vehicles pulling trailers require more space to accelerate than a car.

- These turning lanes and acceleration lanes should be built at the expense of Illecillewaet Development. I do not support the use of my taxes to benefit a private development.

### **3. Crossing for mainline of the Canadian Pacific Railway *before* construction**

- Before this project is approved, Illecillewaet Development should have approval for, and see completed, construction of a railway crossing that meets the standards of the Canadian Pacific Railway. Given the number of crossings to be made by construction staff, and the large number of crossings anticipated by customers, the crossing has to be built to a high standard including flashing lights with gates that close.
- This crossing will be used for twelve months of the year. Illecillewaet Development needs to demonstrate they have adequately planned for snow and ice removal.

### **4. Need for a plan to manage bear attractants**

- The Greely area is in prime bear habitat, for both black and grizzly bears. Illecillewaet Development should prepare a plan to manage bear attractants, for the safety of people constructing facilities, and for the safety of staff and public when facilities open.
- This plan should include, but not be limited to:
  - provision of bear-resistant garbage, recycling, and food storage facilities.
  - commitment to a landscaping approach that does not include bear attractants. As examples - no fruit trees, and no berry-producing shrubs such as Mountain Ash.
  - a commitment to hold regular staff orientation sessions for construction workers and for staff, so they understand the importance of not attracting bears and understand the systems in place to accomplish this.
  - a description of how wildlife attractant management functions will extend to backcountry activities.
  - An explanation of how adherence to the plan will be monitored.

Thank you for the opportunity to comment on Illecillewaet Development's plans. I will be attending the Open House scheduled for August 13.

[REDACTED]

Public Hearing Submission -Bylaw No. 850-12 and 851-15

[REDACTED]

Dear Sir/Madam,

By way of introduction [REDACTED] proposed development on LS 8 and LS9. [REDACTED] enjoying the peace and solitude that rural living affords us. Since this development was allowed to be withdrawn from the ALR. it seems a constant reinvention of itself. Is this latest application an improvement to an "Adventure Park" or an excuse to sell residential lots to raise capital? The proposal seems vague in distinguishing what is to be campground and what is residential lots. The lands north of Greely Road which are indicated to be apply for rezoning are marginal. Some of it is wetland/ swamp, some of it is subject to spring flooding and all of it is exposed to river erosion. Even the maps on the application are out of date and don't indicate the extent of the river erosion we have witnessed [REDACTED]

Since this "Adventure Park" proposal, we have never been approached or asked for input from the developer. It bewilders us to think that the proponents will be good corporate citizens not to mention neighbours.

This proposal in all likelihood will bring more negatives (traffic, people, noise pollution, trespassing, vandalism) then positives to the present residents of Greely.

We can only hope that a balance between development and our present situation is arrived at.

Yours truly,

[REDACTED]

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input checked="" 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 #
<b>AUG 13 2019</b>		
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other	<b>RECEIVED</b> <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Responid <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