

June 9, 2017

Mr. Dan Passmore, Senior Planner
Columbia Shuswap Regional District
P.O. Box 978
Salmon Arm, BC V1E 4P1

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RE: PROPOSED: Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87

Dear Mr. Passmore,

We are writing to express our concerns over the proposed amendments listed above. We are aware of the fact that the development of the property in question had been approved previously and that these amendments basically serve to align the proposed development with the more recent Electoral Area 'C' Community Plan. However, we see a major flaw in the guidelines as presented. As mentioned in the Board Report of February 27, 2017, the creation of design guidelines is an ongoing process. We agree that the purpose of guidelines is to provide better direction to developers, staff and the Board.

According to the Report, Sewage, Water and Access are the Key Issues/Concepts that have been identified. As pointed out, the first two are adequately supplied by the developer. Access, however, is simply Golf Course Drive. Herein lies the major issue.

At the initial information meeting in December, 2016 at the Shuswap Lake Estates Office Building, we spoke out, on record, against the development citing the increased traffic to the area, the lack of pedestrian safety, and the disregard by drivers to adhere to the speed limit in a residential area where the roads are shared by vehicles, cyclists, and pedestrians (w/w/o pets).

Golf Course Drive is a provincially controlled rural road running through the residential subdivision of Shuswap Lake Estates. Being a rural road, no curbs, gutters, or sidewalks are provided. The road is narrow with no shoulders. It currently serves as the main access to the subdivision which includes, the golf course, the Blind Bay Market strip mall, and all of the residential areas branching off of the road. During the golf season, Golf Course Drive serves as the only walking pathway in the area and is used extensively by area resident for this purpose. The increased traffic that would accompany this development would add additional concerns about the safety of this road.

Along Golf Course Drive, there are currently approximately 270 residences, the majority being single family homes. Included in this number are two condo developments, one with 26 units, the other with 30 units. There is one unfinished duplex development with 10 completed units.

Golf Course Drive in its present form is evidence of planning for a rural subdivision. The standards which have been set over the years in this rural area have much appeal to its property

owners/residents. As described above, traffic flow through the area has been adversely affected by changes in access to the Trans Canada Highway and current traffic loads have already surpassed anything that Golf Course Drive was designed to handle. With the potential for approximately 152 additional single family dwellings housing units, or 240 townhouses, or 560 senior housing units, the acceptance of the proposed zoning amendment raises significant concerns for all residing along Golf Course Drive. If all of these were developed as senior housing units, a possible 200% increase in the number of housing units along Golf Course Drive could mean an additional traffic load of over 300 vehicles. This development is totally untenable without the construction of at least one additional roadway into the subdivision.

Access roads are a major planning consideration within urban communities. With increased density housing being contemplated and approved by the CSRD, access roads must gain the priority ranking of issues such as sewage and water. No amendments to the Official Community Plan should be made until guidelines for access roads to serve proposed developments have been developed and are in place. It is next to impossible to go back and fix problems that were created through the lack of such considerations.

Urban centres must ensure quality road infrastructure is in place prior to any expansion of residential areas. Access roads are designed to handle anticipated traffic flow and ensure the safety of residents. As Shuswap Lake Estates transitions from rural development to urban development, the need for guidance such as provided by the Official Community Plan becomes increasingly important. The provision of access roads to development projects should not be piecemeal and, we stress again, the importance of developing guidelines with this in mind.

This area would not be what it is today without development occurring. We are not against planned development that takes into account each of the key issues/concepts: water/sewage/access. As it currently exists, the strain on Golf Course Drive, would be significantly reduced through the creation of an additional access road. By extending Valleyview Drive and have it connect with an additional access to the new subdivision, as well as to Balmoral Road, residents in the proposed subdivision would be provided with another means of entering and exiting the proposed development.

Further consideration should be given to the development of guidelines governing access roads as an integral part of all development proposals. These need to be in the OCP prior to passing these amendments. The simple existence of a road cannot be all that is required. As with water and sewage, there are many other factors to be considered as to whether or not any particular access road meets the needs of the residents and community at large!

Sincerely,


Larry and Jane Stephenson
2706 Golf Course Drive



cc. Paul Demenok
CSR D Area C Director

Dec. 8th

June 12,, 2017 6pm

CSRD Public Hearing
Electoral Area "C" Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87.

We appreciate the opportunity to present our concerns related to the Area "C" Official Community Plan Amendment (Bylaw No. 725-8) and the South Shuswap Zoning Amendment (Bylaw No. 701-87).

In our opinion,

All development planned in the two parcels will have a significant affect on the residents living ^{in homes} or owning lots adjacent to this currently undeveloped, large, open land utilized by many members of this community.

Our main concerns are as follows:

1. Increased density within the area

- 37 units are planned
- if 2 people reside in each unit this will result in 74 additional people
- if each unit has 2 vehicles this will result in 74 additional vehicles

2. Increased traffic flow

- Golf Course Drive is a major corridor for vehicles between Balmoral and Cedar Drive *and fluctuates seasonally. Predominant use is between Apr - Nov.*
- while the posted speed limit is 50km/hr frequently/regularly vehicles travel more quickly
- with pedestrians and vehicles traveling in both directions, pedestrians need to move off the road and onto the narrow shoulder; *this can be hazardous to pedestrians and drivers alike*
- If one is walking with pets, this can create challenges for all parties

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- Golf Carts use Golf Course Drive to access the golf course - increased traffic makes this more risky
- Golf Course Dr. is a major pedestrian route in all seasons. Increased traffic flow will minimize the pleasure people derive from their daily exercise routine.

3. Location of entrance to proposed Autumn Ridge Strata Development

- the proposed entrance/exit will have a very significant affect to established homes built on lots 16, 15 and 14, particularly lot 15, ours, as the entrance exit is planned to be directly across the street from our home.
- Real Estate agents have reported that homes on "T" intersections are more difficult to sell than homes not on "T" intersections. *Some agents do not take listings on "T" intersections*
- If Golf Course Drive is the only option for access, we strongly recommend reconsideration of this entrance/exit to across from the currently undeveloped lot 13 which is ^{we understand} owned by an owner/builder within the area. ¹³

4. Current use of undeveloped land:

- park-like setting to walk dogs
- snowshoeing
- walking route for local community
- families riding mountain bikes
- segway *experience*

5. Development will Displace existing recreation use:

- what other amenities are available to the current users of this park-like space?
- what is being done to provide accessible, safe outdoor recreation trails or land parcels?
- the current walking paths around the sewage treatment ponds is not exactly experiencing Beautiful Natural British Columbia in it's finest.

- The established parkland off of Balmoral Drive (reported as 5% of Shuswap Lake Estates) is not ^{lead to} accessible, is remote, and not appealing if one is looking for a safe walking route.
- We strongly recommend Shuswap Lake Estates establish permanent outdoor recreational walking/hiking trails for the community prior to any further development.

6. Increased Demand on existing infrastructure:

- roadways
- Water Supply
- Sewage Treatment
- Water restrictions in effect annually
- what types of levies will current and future owners be presented with where increased development takes place

7. Why develop?

Fox Glenn Phase 4:

(based on the on-line information)

- 16 lots available in this phase
- only 2 lots show as sold (#4 & #16)
- 14 lots unsold
- 87% unsold
- 13% sold

Highlands

(based on the on-line information)

- 74 lots available for purchase
- 18 lots sold
- 56 lots unsold
- 23% sold
- 77% unsold

In summary, we recognize the need and interest in “aging gracefully” within one’s community and the proposed development has the potential for accomplishing this. However if the purpose of this

development is to appeal to buyers not currently residing in the area, we question the motivation of the developers, as it does not appear to be in the current neighbourhood's best interest.

Respectfully submitted by Residents of 2714 Golf Course Drive

Anecdotally -

Forthright with what
was proposed/planned

When we were considering purchasing this home
in ^{late} August / Sept. of last year we asked SLE staff
what the plans were for this site.

We were told ^{where} the Seniors Residence would be located
at the side of the property adjacent to Fairview Pl, but would
not be ^{developed} for a long time.
Also BBC Hydro was ^{assessing} surveying the area along Golf Course Dr.
& Sunnydale, showing us a site map of individual ^{single family}
residences.

This map ^{gave} no indication ^{of} the ^{development} or that any
the entrance would be across from
our home.

If we had known ^{development was planned} this we would never have bought
the home.

We were ^{specifically} looking for a ^{favor} ~~name~~ that
was calm & established; not one
that will have major construction. Our current
future medical circumstances influenced our decision to
purchase the home we chose.

Should this development proceed with the timeline
proposed we will seriously need to consider relocation. If this
were to occur, the developer continues to profit, and we
will likely take a loss; a very unfortunate outcome.

12 JUNE 17

TO: COLUMBIA SAUSWAY REG DISTRICT [CSRD]
P.O. Box 478
SALMON ARM B.C. V1E 4P1.

FR: JIM LEIPER
Box 478
SORRENTO, B.C. V0E 2W0

SUB: ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN
AMMENDMENT [SHUSHWAY LAKE ESTATES] B.L. NO. 725
& SOUTH SHUSHWAY ZONING AMMENDT. [SHUSHWAY LAKE
ESTATES] B.L. 701-87

DEAR MR PASSMORE,
I SUPPORT THE APPROVAL OF SUB: AMMENDTS -
PERIOD. THE APPLICANT WISHES TO IMPROVE OUR
LOCAL COMMUNITY ONCE AGAIN. BRAVO!

KINDEST REGARDS
Jim Leiper

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<input type="checkbox"/> Other		

Dan & Bonnie Baskill

2662 Blind Bay Road
Blind Bay, BC.
V0E 1H1
(250) 803-2595

June 12, 2017

Columbia Shuswap Regional District
PO Box 978, Salmon Arm, BC, V1E 4P1.

Attention: Dan Passmore

Re: **Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87**

Dear Mr. Passmore.

We write in support of the afore-mentioned OCP Amendment, and appreciate the efforts of the Applicant to improve our local community through important senior's housing opportunities.

Kindly add our two names in favor as presented.

Sincerely,

Dan & Bonnie Baskill

A handwritten signature in blue ink, appearing to read 'Dan Baskill', with a stylized flourish at the end.

dbaskill@hotmail.com

Blind Bay Resort Inc.

2698 Blind Bay Road
Blind Bay, BC.
V0E 1H1
(250) 803-2595

June 12, 2017

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PO Box 978, Salmon Arm, BC, V1E 4P1.

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Dear Mr. Passmore.

We write in support of the afore-mentioned OCP Amendment, and appreciate the efforts of the Applicant to improve our local community through important senior's housing opportunities.

Kindly add our three businesses, Blind Bay Resort Inc., Jaydan Ventures Inc., and Brazen Bear Farm in favor as presented.

Sincerely,

Dan & Bonnie Baskill



dbaskill@hotmail.com