

Dan Passmore

Cc: Director Morgan Union of British Columbia Indian Chiefs Kukpi7 Judy Wilson Arthur Anthony Art Adolph Greg Witzky Dawn Morrison Eddie Gardner bert deneault Kanahus Manuel Bernice Heather nancy parkinson janice billy Janet Sjodin Jay Simpson eva Warren Bell Jim Cooperman callingacrossthevoidband@gmail.com harleywhytehenry@gmail.com Tara Willard Rhea Warkentin
Public Hearing November 9, 2017

November 9, 2017

TO: Columbia Shuswap Regional District

Re: By-law 830-18 and Bylaw No. 800-30

Received @ Public Hearing

ESAO EWKs BBS EP/Am	<input type="checkbox"/> Agg'd: <input type="checkbox"/> Reg. (Board) <input type="checkbox"/> Camera <input type="checkbox"/> Other Mfg.	Ownership? File #
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Dear Columbia Shuswap Regional District Board Members:

This letter is to advise that the weather today makes it practically impossible for many people to attend this hearing, It has been snowing all day and the roads are dangerous. And that any decision made as a result of this hearing can't possibly reflect the wishes of all those who would otherwise be in attendance;

And that as you have been made aware numerous times, this entire 'Shuswap' area rightfully known as 'Secwepemc' Nation continues to be unceded Native land and no decisions regarding the use of any of the lands or waters can legally be made without full prior and informed consent of the Traditional Indigenous Peoples of this area as stipulated in the United Nations Declaration on the Rights of Indigenous Peoples, and that Prime Minister Trudeau is now in the process of bringing back the protections of fresh water streams, rivers and lakes which were removed by the previous government which could impact any financial investment of any business venture going forward at this time; and that until a process of full consultation with ALL people who will be affected by any decision made concerning the health of Shuswap Lake is in place, NO decisions should be made.

Any financial investors need to be fully informed of the risks associated with developments in unceded Native Lands and Waters.

We have reached the time when we all need to stop and reflect about what has real value. Without a clean, healthy Shuswap Lake, none of us has anything here. No health, no wealth, no future. We need to protect that which sustains all of Life: Water; and begin a process of restoring all fresh water to 'drinkable' status and honour ourSelves, our Children and our Grandchildren as well as the Birds, Animals, Fish and Plants in our decision making and planning.

Sincerely yours,

Patricia White 2639 Squilax Anglemont Rd, Lee Creek, BC V0E 1M0

BL 800-30
BL 830-18

November 9, 2017

Dan Passmore
CSR Planning Dept.

Re: Zoning Amendment Bylaws 830-18 and 800-30 - McClaskey Road

Mr. Passmore

I am writing in favour of the proposed amendments.

There has been a gravel pit in this location for over 30 years, extending this operation makes sense instead of trying to find an alternate location. This location is central to the North Shuswap and other locations, be they farther up hill (difficult to find suitable concentrations of gravel), or outside of the area, would add significantly to the cost of materials in the North Shuswap. Driving significant distances with big equipment to access the gravel requirements for the North Shuswap would increase environmental damage and pollution and require an excess use of the roads.

A Toy Storage area here is not a negative to the community. It will be a valuable service to local non-resident property owners who have little space to store their 'Toys'. From my knowledge of other storage facilities in Scotch Creek, there is little traffic on a regular basis.

Many local property owners do not spend significant time at their Magna Bay property. The majority of the neighbours would have bought their property with the full knowledge of being close to a gravel pit. If that is a detriment to property values, that would have been priced in when they bought their property.

The owners/operators of these businesses have shown themselves to be good community citizens and I would think they will work towards reducing any negative impacts the neighbourhood might experience.

Removing these businesses from the North Shuswap would be a detriment to the local community and add to local pollution. It's best to have them local and accessible.

Thank you

Jay Simpson
2832 Simpson Road
Lee Creek

Received @ public Hearing.

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BL 800-30
BL 830-18

November 9, 2017

RE: 6929 Squilax-Anglemont Road & 2556 McClaskey Road, Magna Bay

As an Anglemont resident neighbouring Magna Bay and said property for development/re-zoning, I am in favour of such progress, as to have such amenities in a short distance from my home. As a small business owner, operating a food concession in Scotch Creek, I heard all summer from tourists and alike that the North Shore of the Shuswap Lake was dying. I would agree with this statement as people seem hell bent to suppress progress and development. So, in my view this is a much needed progression forward.

James Gaub

Pat Gaub

Pat Gaub

James Gaub

Received @ Public Hearing

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11/9/2017

Sotheby's International Realty Canada Mail - Public Hearing Submission- Amendments to bylaws # 830-18 & 800-30

BL800-30 / BL 830-18

Sotheby's | **Canada**
INTERNATIONAL REALTY

Darla Miller <dmiller@sothebysrealty.ca>

Public Hearing Submission- Amendments to bylaws # 830-18 & 800-30

1 message

rjkb <rjkb@telusplanet.net>

Thu, Nov 9, 2017 at 3:43 PM

To: plan@csrd.bc.ca

Cc: Darla Miller <dmiller@sothebysrealty.ca>

To whom it may concern:

Please let it be known that I am in favor and support the amendments to bylaws 830-18 and 800-30.

Rick Saunders

1298 Demster Rd.

Lee Creek BC V0E 1M4

Received @ public Hearing

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BL 800-30
BL 830-18

From: Jennifer Spooner jenniferspooner5@hotmail.com
Subject: Fwd: Bylaw No. 830-18 and 800-30.
Date: Nov 9, 2017 at 2:46:12 PM
To: Darla Miller dmiller@sothebysrealty.ca

Sent from my iPhone

Begin forwarded message:

From: JenniferSpooner5@hotmail.com
Date: November 9, 2017 at 2:38:40 PM PST
To: plan@csrd.bc.ca
Subject: Bylaw No. 830-18 and 800-30.

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Received @ public Hearing

Jennifer Spooner
3087 Squilax-Anglemont rd
Lee Creek BC V0E 1M4

Sent from my iPhone

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BL 830-18
BL 800-30

From: Darla Miller dmiller@sothebysrealty.ca
Subject: "Public Hearing Submission – Bylaw No. 830-18 and 800-30"
Date: Nov 8, 2017 at 1:52:32 PM
To: plan@csrd.bc.ca

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Darla Miller
2792 Simpson Road
Lee Creek, BC
250-371-1251

Darla Miller,
Sent from my iPhone

Received @ Public
Hearing.

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BL 830-18
BL 800-30

Nov 8, 2017

Received @ Public Hearing

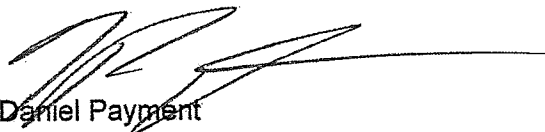
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To: Whom it may concern

Subject: Rezoning Ross Creek/Gem Garvel Property

I am a property owner in 3810 Kenwood Gate, Scotch Creek BC and I support the rezoning plan at the Ross Creek and Gem Gravel property in Magna Bay. Future developments in the North Shuswap will help create a sustainable economy, that has in the recent decade dramatically decline. All good communities are supported by localised gravel pits, to minimise transport distances, which effectively supports project schedules and material costs.

Sincerely,



Daniel Payment

Queensboro Marine Equipment Ltd.
Unit 105-17919 Roan Place
Surrey, B.C. Canada V3S 5K1

BL830-18
BL800-30

Nov 8, 2017

Received @ Public Hearing

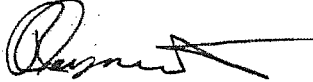
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To: Whom it may concern

Subject: Rezoning Ross Creek/Gem Garvel Property

I am a property owner in 3810 Kenwood Gate, Scotch Creek, and 1330 Dempster Road Lee Creek. I support the rezoning plan at the Ross Creek and Gem Gravel property in Magna Bay. Future developments in the North Shuswap will help create a sustainable economy, that has in the recent decade dramatically decline. All good communities are supported by localised gravel pits, to minimise transport distances, which effectively supports project schedules and material costs.

Sincerely,



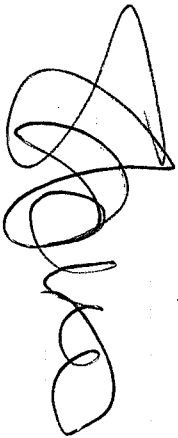
Ralph Payment

TO Whom it may concern: November 6th 2017

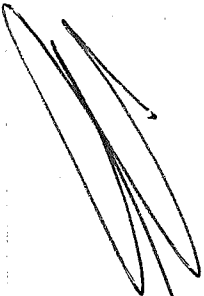
Mark + Sweden Acton of 1085 Scotch Creek
Wharf Rd are in Favour of rezoning
6929 Squilax-Anglemont Hwy and
Subdividing.

We believe that it will provide industrial
for road construction, general construction,
and general landscape as well as job
creation and security.

Sweden Acton



Mark Acton



BL830-18
BL800-30

Received @ Public Hearing

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November 16, 2017

To whom it may concern

Brad Noakes of 17162 Squilax-Anglemont Rd
are in favour of rezoning and subdividing
of 16929 Squilax-Anglemont Rd.

Brad Noakes



BL830-18
BL800-30

Received @ Public Hearing

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Received @ Public Hearing

November 11, 2017

TO CSRD

RE; Magna Bay Zoning Amendment (Isley)

My name is Dave McLean. I reside at 3723 Ancient Creek Lane, Scotch Creek. I work as a gravel truck driving serving the north Shuswap and area.

I'm in favour of the rezoning the proposed property gravel pit to allow an expansion and a continued use of the existing operation. The gravel pit provides myself and many other members of the community employment. Living and working in the area supports the other local businesses.

Sincerely

Dave McLean



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June 20, 2017

RE: Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

To Whom in might concern,

This is notice in writing that as a property owner/s adjacent to 2556 McClaskey RD being proposed for rezoning from Agricultural to "light industrial" that Andre and myself Sandi Leroux are greatly opposed this this application.

Background:

We purchased the property as 2504 McClaskey just under 20 years ago with the plan of one day retiring there. In 2012 we build our house, again with the intention of retirement. The area was chosen due to the quiet and peaceful residence free from "industry". One of the other attributes that attracted us was regards to clean drinking water and swimming water. We realize that at the time we bought that Gem Gravel Products was in operation, at that time our understanding was that this business was due to peak as there was only so much gravel to be had, when this was to happen we were under the understanding that the owner would be responsible to bringing the property back to its original state. Instead what has happened is Bob Isley purchased the property around 6 years ago and with this the business has changed dramatically. For example heavier duty machines were brought in increasing the volume of work therefore increasing the hours of operation. Other gravel elements were introduced like "rock crushing". Large contracts such as the repaving of Squilax – Anglemont were fulfilled using this property. It may be too late to effect any change in how the operation of Gem Gravel Products has developed but we will not stand by and let the same thing happen to 2556 McClaskey.

In regards to the application itself this area is not suited to "light industry" there are many residential lots in idyllic settings. People go there to vacation with their families. The definition of "light industry" is very vague, if the zoning were to go through what measures would be place to insure the industry use would be suited to the area? There are limited bylaws regarding noise what is to stop say a furniture maker from running a band saw for 12 hours a day! Our other concern is how would 2556 McClaskey be accessed? There is a "New" gravel road that has access through the gravel pit but how was this road built? What permits were used to build it? The only other way in would be through the 6853 Squilax- Anglemont Rd property which are private owned properties. There is the matter of 2556 McClaskey being adjacent to Ross Creek. Ross Creek is a major feeding creek from the North Shore into Magna Bay, if contaminants common to "light industrial" use were to find their way into this tributary the effect would be devastating. Many property owners take their drinking water from the bay. Returning Salmon also spawn in Ross Creek.

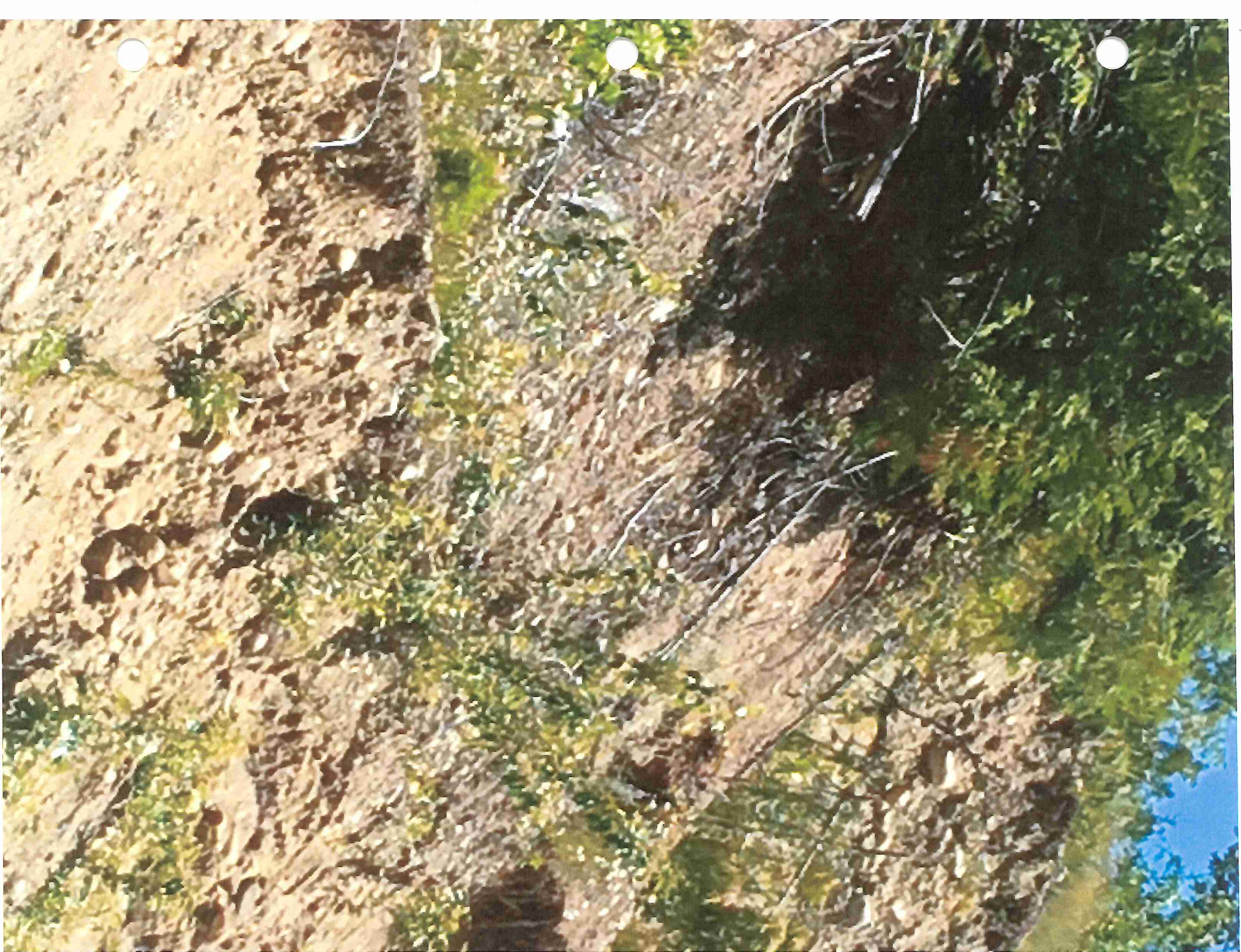
We are not in the habit of impeding someone from starting a business or making a living. Magna Bay is not the place for industry. This would be more suited for Salmon Arm or Kamloops.

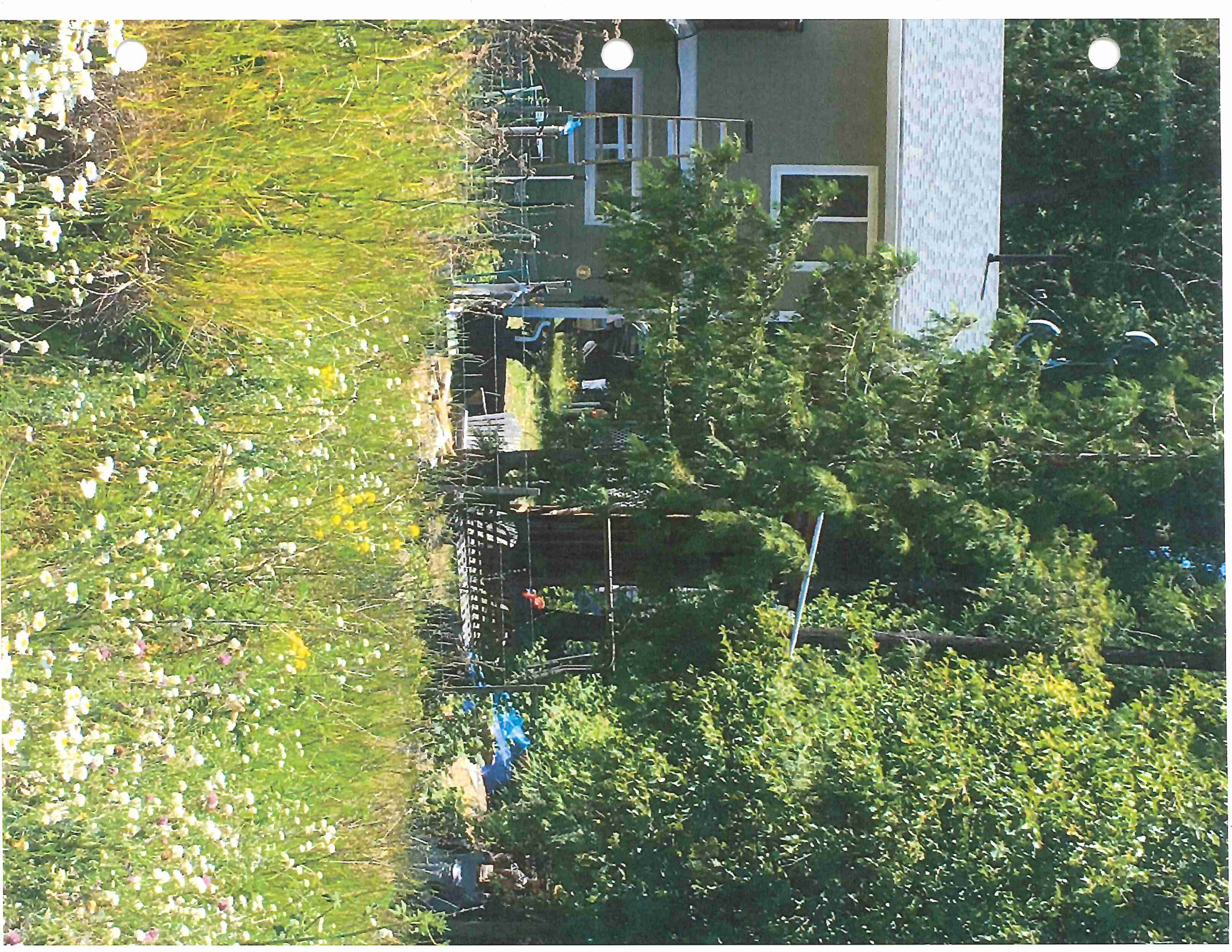
Regards,

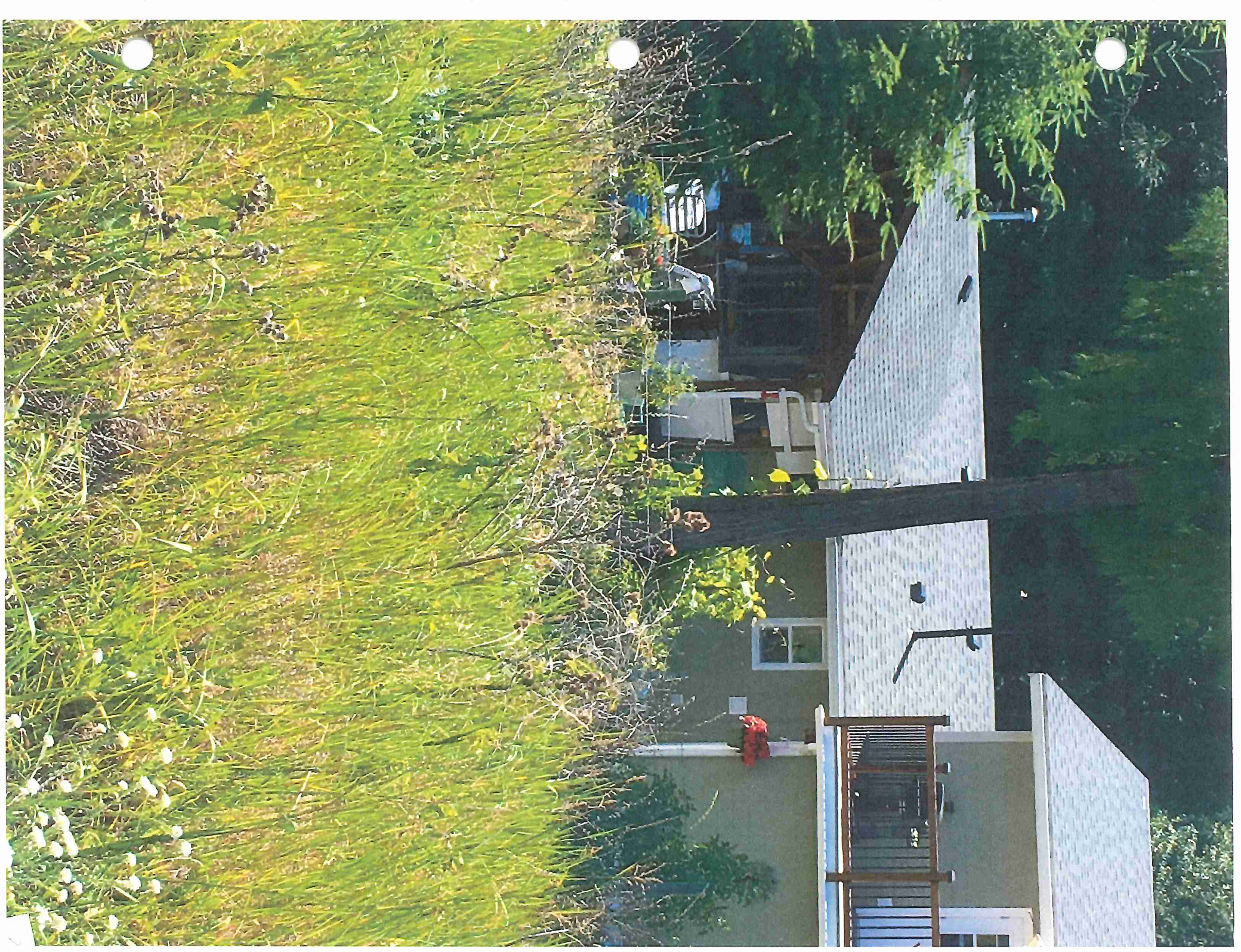
Sandi & Andre' Leroux

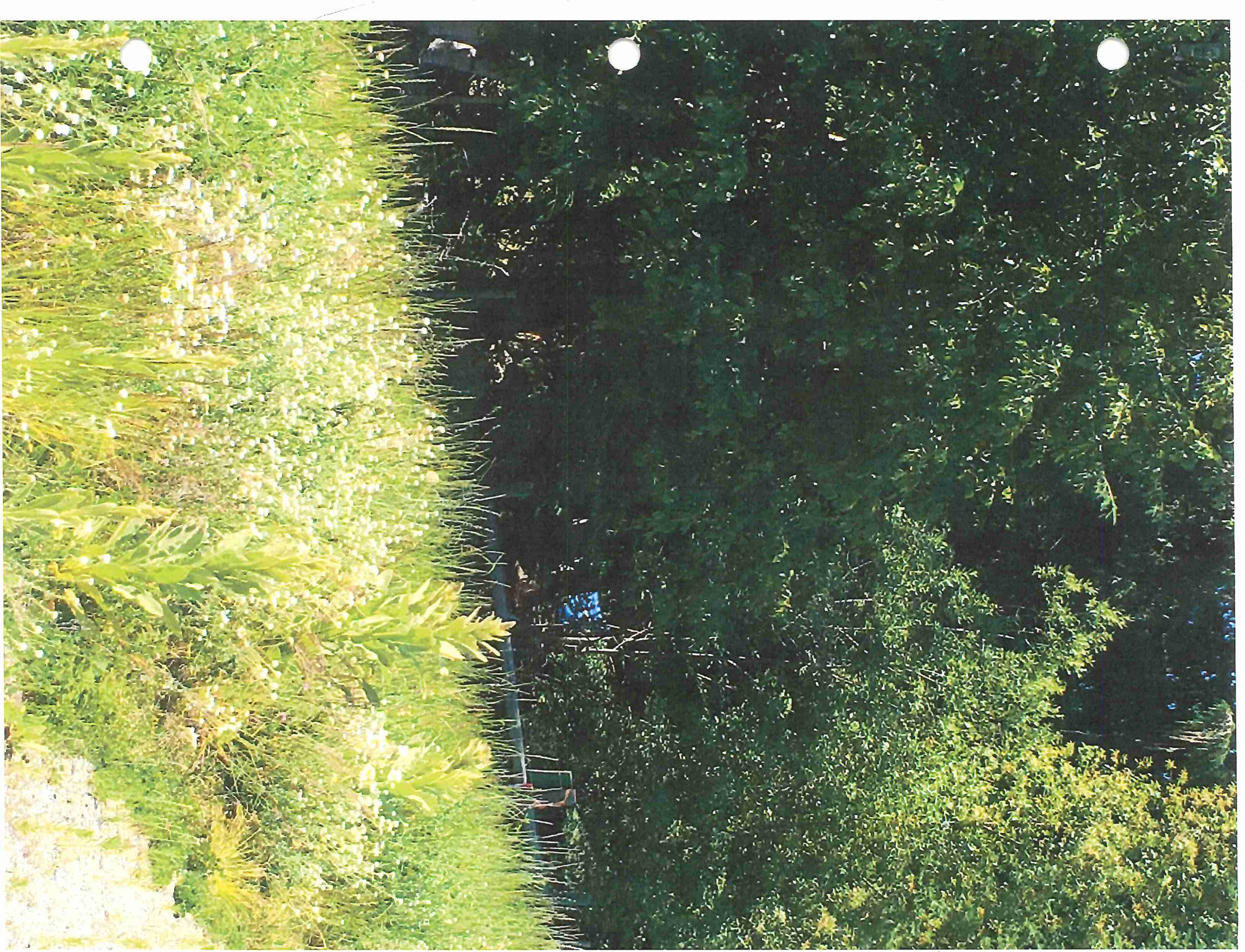
2504 McClaskey Rd

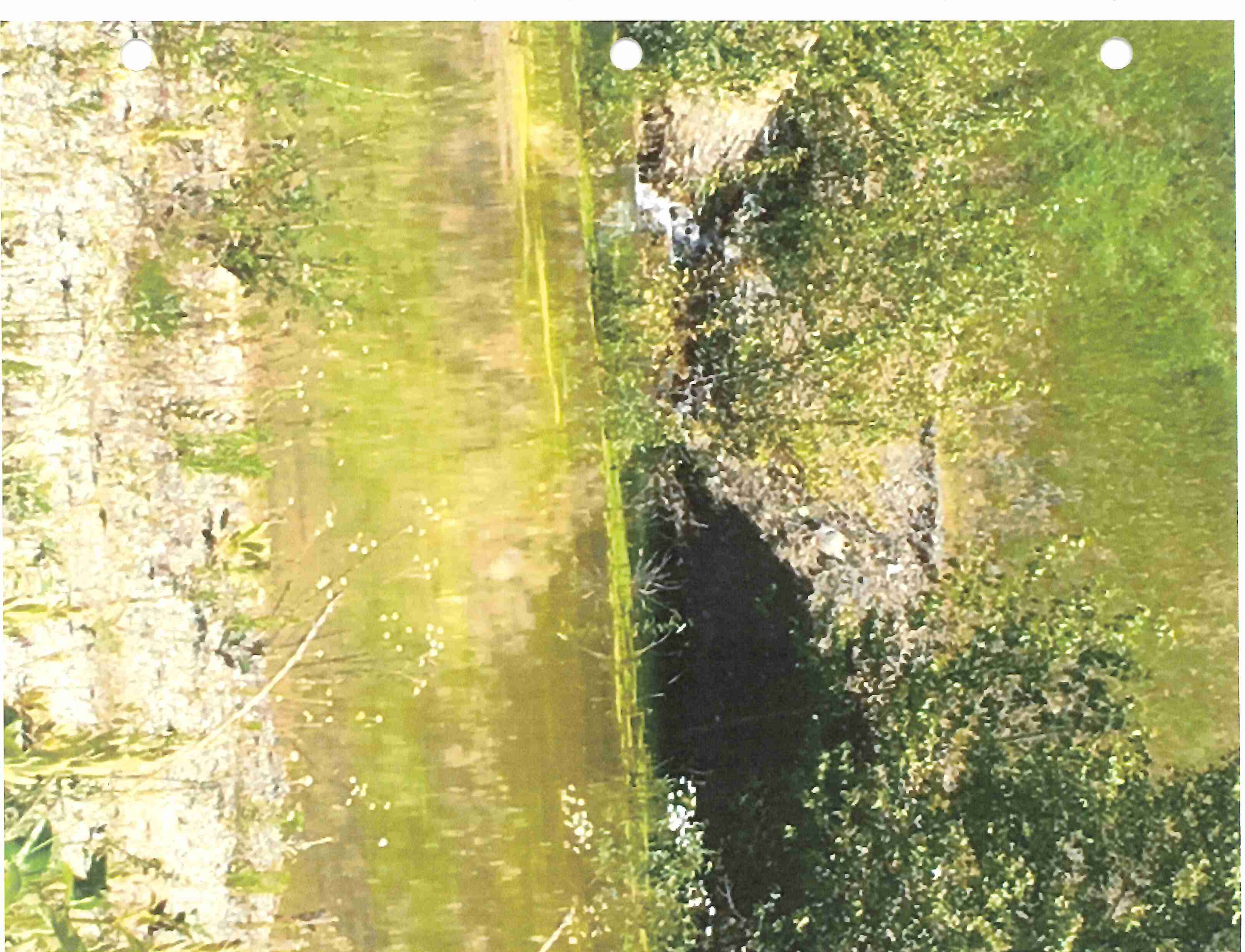
Magna Bay









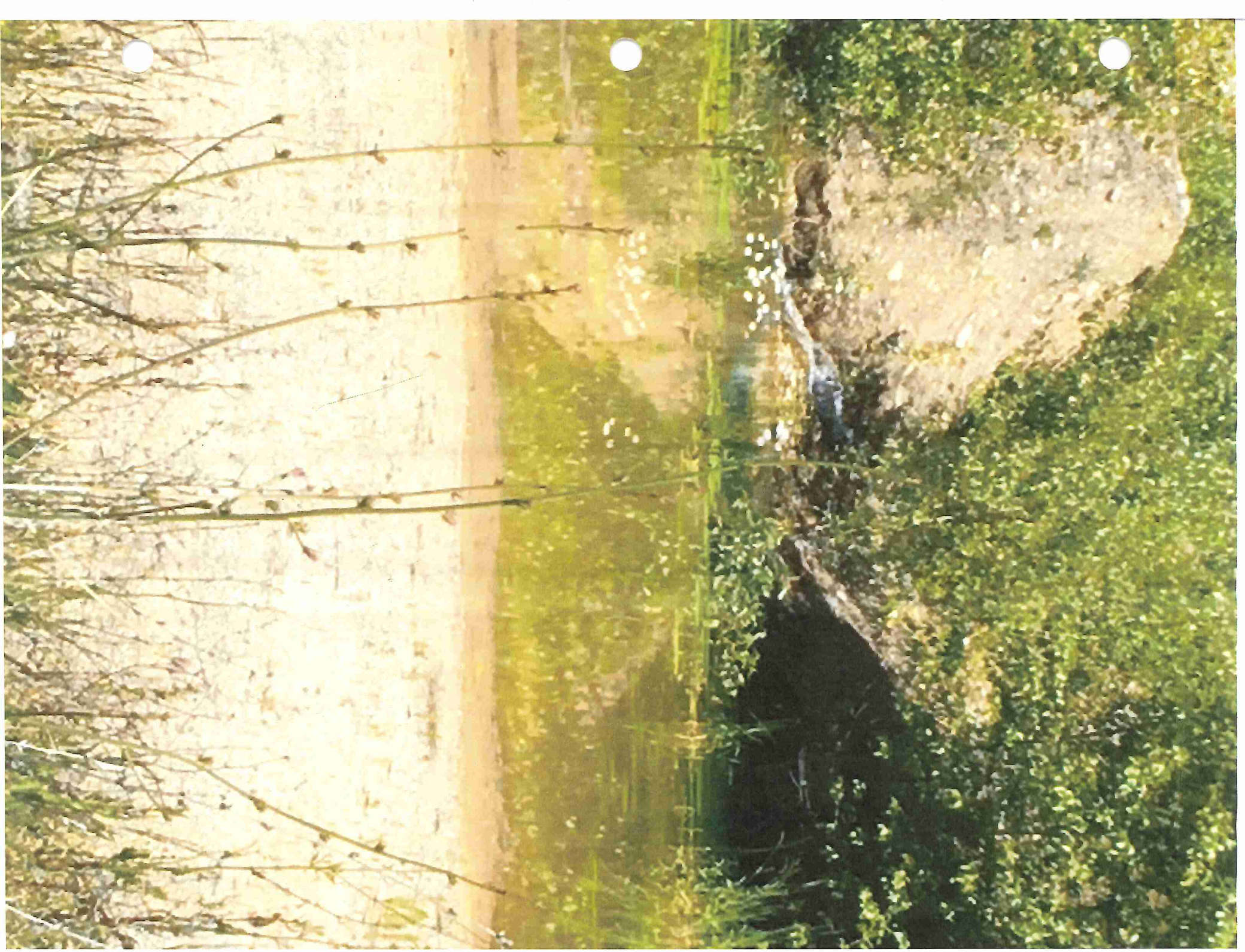








Public Hearing Submission





Maria Rimac

From: Carol Tardif <tardifl@telus.net>
Sent: November 7, 2017 12:12 PM
To: 'mrimac'
Subject: Questions for the Meeting on November 9/17 with the CSRD

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Morning, Maria. Hope everything is well with you. We have sent all of our letters for this Public Hearing to the CSRD.

I do have a few questions and thinking if you think that they are worth bringing up and asking about, please feel free to bring them up at the meeting.

- Wondering if the Gravel pit, is now being used as a dumping pit as we've witnessed trucks going up the gravel pit hill full of broken cement and tires. Where are these being left? What are these items doing at a Gravel pit? Is the CSRD aware that the Gravel Pit is being used for more actions than loading and getting Gravel?
- During mid August, have been awoken in and around 3:30 am with activity in the Gravel pit. We've also been awoken at 5:00 with people working the Gravel pit and trucks coming out of the Gravel pit loaded. Is the CSRD aware that the owners are accessing the Gravel pit to work at all hours of the day and night?
- Also witnessed Pumper trucks heading up the gravel road. What are they doing up there? Is not this area being used for MORE than a Gravel pit? Are these trucks being emptied up the hill? Is the CSRD aware of the extra dumping that is going on in the Gravel pit?
- Was out at the Shuswap the end of September to see surveyors working across the road from our Lot on McClaskey Road. Now at the end of October and beginning of November, we found that there were numerous stakes across the road from us in the Gravel pit. Does this mean that Isley is already getting ready to put the road in, even before the Amendment has been passed by the CSRD? Is the CSRD aware that this has happened?
- The dust level and noise level really have increased in the past year. Is the CSRD aware that the Gravel pit is now, much more in use than the other years?

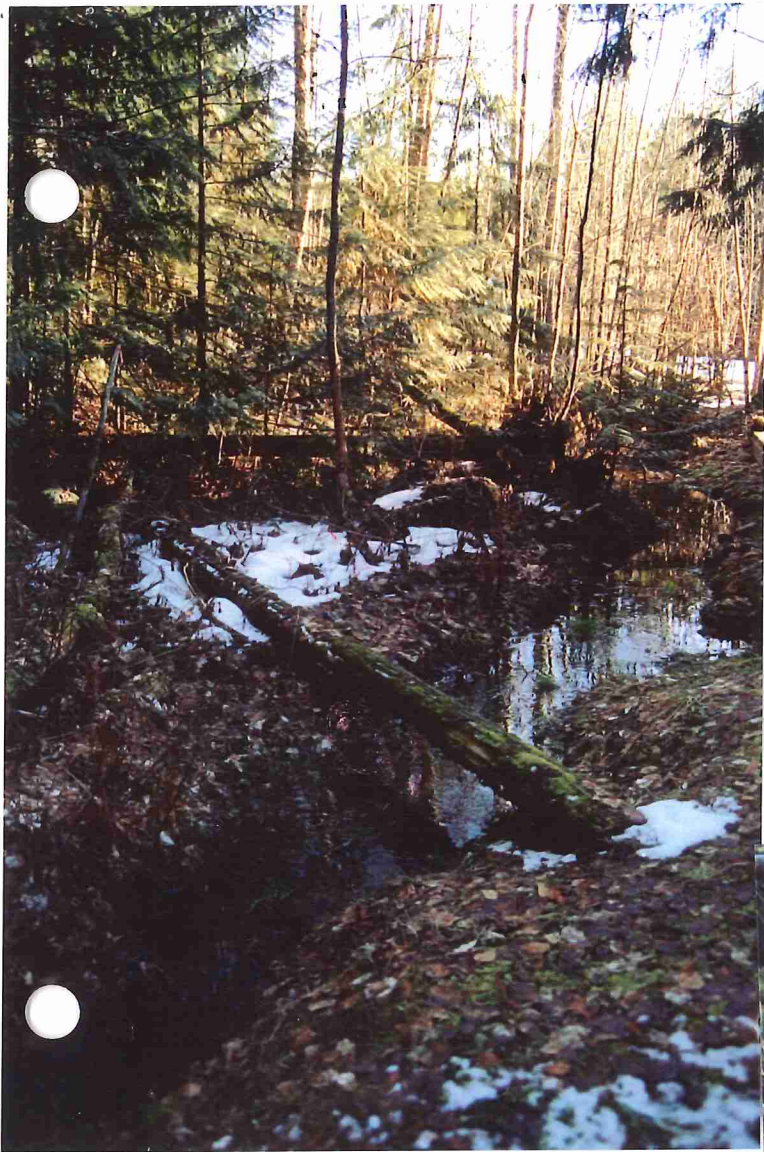
As much as we want to attend the meeting on November 9/17, Len and I will not be able to attend the meeting. I hope that in this meeting, there will be enough evidence to stop the amendments to proceed. However, if there is not, please let us know, how we can help to make sure that they are not passed.

Good luck!

Cheers,
Len and Carol Tardif

- storage is not needed for many homes
- 30-40 acres gone / eagles nest / moose wildlife habitat
- we need to look beyond our livelihood
- what date is the RAA study done.
- extra jobs.
- my home.
- summer homes will be affected.
- Road gets used safe passage.
- creek protected by Fisheries
- out streams.
- topographically, sitelines.
- wildlife corridor
- what will ensure that concrete batching be introduced

gravel pit has been the existing permit. It's extracted enough?





Agriculture Land Reserve Act

Use of land reserve

- 17 (1) Subject to subsection (2), this section and sections 18 to 28 apply to agricultural land designated as an agricultural land reserve.
- (2) For greater certainty, if the boundary of an agricultural land reserve divides a parcel of land, this section and sections 18 to 28 apply only to that portion of the parcel that is designated as an agricultural land reserve.
- (3) A person must not use agricultural land for a purpose other than farm use, except as permitted by this Act, the regulations or an order of the commission, on terms the commission may impose.
- (4) In addition to the limitations set out in section 23 (2) of the *Land Title Act*, a certificate of title issued before June 29, 1973 for agricultural land is subject, by implication and without endorsement on the certificate of title, to this Act and the regulations governing the reserve and farm use of the land.
- (5) The registrar of titles must endorse on every indefeasible title to agricultural land issued after June 29, 1973, that the title may be affected by this Act.

Further use

- 18 (1) After December 21, 1972, except as permitted by this Act, the regulations or terms imposed in an order of the commission, the following rules apply:
- (a) a municipality or regional district, or an authority, board or other agency established by it or person designated under the *Local Services Act* may not permit agricultural land to be used for other than farm use, or permit a building to be erected on the land except for farm use or for residences necessary to farm use or as permitted by regulation;
- (b) an approving officer may not approve a subdivision of agricultural land under the *Land Title Act*, the *Strata Property Act* or the *Local Government Act*;
- (c) a board of variance may not permit agricultural land to be used for other than farm use under the *Local Government Act*.
- (2) Subsection (1) (b) applies to any person who exercises the authority of an approving officer under any other Act.

Conflict with bylaws

- 47 (1) In this section, "bylaw" means
- (a) a bylaw made by a municipality or regional district under the *Local Government Act* or the *Vancouver Charter* that adopts a regional growth strategy, official settlement plan, official community plan, official development plan, rural land use bylaw or zoning bylaw, and
- (b) any other bylaw respecting land use in a municipality or regional district made by a municipality or regional district under any other enactment.
- (2) Every municipality and regional district must ensure that its bylaws are consistent with this Act, the regulations and the orders of the commission.
- (3) Subject to subsection (4), nothing in this Act affects or impairs the validity of a bylaw relating to the use of agricultural land in an agricultural land reserve.
- (4) A bylaw that is inconsistent with this Act, the regulations or an order of the commission is, to the extent of the inconsistency, of no force or effect.
- (5) Without limiting subsection (4), a bylaw that
- (a) allows agricultural land in an agricultural land reserve to be used for a use not permitted by this Act, the regulations or an order of the commission, or
- (b) contemplates a use of land that would impair or impede the intent of this Act, the regulations or an order of the commission, whether or not that use requires the adoption of any further bylaw, the giving of any consent or approval or the making of any order,
- is deemed to be inconsistent with this Act.
- (6) A bylaw that provides restrictions on farm use of agricultural land additional to those provided by this Act and the regulations is not, for that reason alone, inconsistent with this Act and the regulations.
- (7) The *Offence Act* does not apply to a contravention of subsection (2).
- (8) This section applies only to bylaws made after August 26, 1994.

Dan Passmore

From: patricia white <pwhite.red@gmail.com>
Sent: Thursday, November 9, 2017 3:35 PM
To: Dan Passmore
Cc: Director Morgan; Union of British Columbia Indian Chiefs; Kukpi7 Judy Wilson; Arthur Anthony; Art Adolph; Greg Witzky; Dawn Morrison; Eddie Gardner; bert deneault; Kanahus Manuel; Bernice Heather; nancy parkinson; janice billy; Janet Sjodin; Jay Simpson; eva; Warren Bell; Jim Cooperman; callingacrossthevoidband@gmail.com; harleywhytehenry@gmail.com; Tara Willard; Rhea Warkentin
Subject: Public Hearing November 9, 2017

November 9, 2017

TO: Columbia Shuswap Regional District

Re: By-law 830-18 and Bylaw No. 800-30

<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 #
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Dear Columbia Shuswap Regional District Board Members:

This letter is to advise that the weather today makes it practically impossible for many people to attend this hearing. It has been snowing all day and the roads are dangerous.

And that any decision made as a result of this hearing can't possibly reflect the wishes of all those who would otherwise be in attendance;

And that as you have been made aware numerous times, this entire 'Shuswap' area rightfully known as 'Secwepemc' Nation continues to be unceded Native land and no decisions regarding the use of any of the lands or waters can legally be made without full prior and informed consent of the Traditional Indigenous Peoples of this area as stipulated in the United Nations Declaration on the Rights of Indigenous Peoples, and that Prime Minister Trudeau is now in the process of bringing back the protections of fresh water streams, rivers and lakes which were removed by the previous government which could impact any financial investment of any business venture going forward at this time; and that until a process of full consultation with ALL people who will be affected by any decision made concerning the health of Shuswap Lake is in place, NO decisions should be made.

Any financial investors need to be fully informed of the risks associated with developments in unceded Native Lands and Waters.

We have reached the time when we all need to stop and reflect about what has real value. Without a clean, healthy Shuswap Lake, none of us has anything here. No health, no wealth, no future. We need to protect that which sustains all of Life: Water; and begin a process of restoring all fresh water to 'drinkable' status and honour ourSelves, our Children and our Grandchildren as well as the Birds, Animals, Fish and Plants in our decision making and planning.

Sincerely yours,

Patricia White 2639 Squilax Anglemont Rd, Lee Creek, BC V0E 1M0

BL 830-18
BL 800-30

Marianne Mertens

From: Jeff Tarry PREC* - Century 21 Lakeside Realty Ltd. <sold@jefftarry.com>
Sent: Thursday, November 09, 2017 2:30 PM
To: Planning Public Email address
Subject: Re: Public Hearing - Electoral Area F (Isley)
Attachments: 09112017.pdf; ATT00001.htm

Attn: Dan Passmore

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Jeff Tarry

3966 Squilax-Anglemont Road, Scotch Creek, B.C. V0E1M5

CELL 250-572-2888

EMAIL: sold@jefftarry.com

November 8, 2017

Dan Passmore
Columbia Shuswap Regional District
555 Harbourfront Drive NE
PO Box 978
Salmon Arm, BC V1E 4P1

Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I am not professionally involved with this project. I am writing as a North Shuswap resident who wants the best for my community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

Currently the one legal title, Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552) houses several uses; an active gravel pit, ALR lands, and the Ross Creek Store. If we want these operations to be sustainable into the future, it is important that they be separated for ultimate succession purposes.

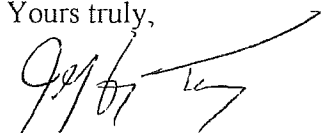
Availability of gravel is a critical component for any community.

The Ross Creek Store and Campground have become an important part of our communities. We need to do whatever it takes to help ensure this can continue in the future when it is time for ownership to transition.

The proposed storage is a new use but also brings economic activity to our area. It is a benign, unobtrusive land use as has been proven with the project in Scotch Creek. Projects like this create jobs and help keep young families here in the North Shuswap.

I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Yours truly,



Jeff Tarry

BC 830-18
BC 800-3

Marianne Mertens

From: Jennifer Spooner <jenniferspooner5@hotmail.com>
Sent: Thursday, November 09, 2017 2:39 PM
To: Planning Public Email address
Subject: Bylaw No. 830-18 and 800-30.

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Jennifer Spooner
3087 Squilax-Anglemont rd
Lee Creek BC V0E 1M4

Sent from my iPhone

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BL 830-18
BL 800-30

Marianne Mertens

From: vanhome <vanhome@telus.net>
Sent: Thursday, November 09, 2017 3:21 PM
To: Planning Public Email address
Subject: Public hearing No.830-18, bylaw No. 800-30
Attachments: Isley.docx

Attention: Dan Passmore

Please find attached document in SUPPORT of rezoning application.

Tim & Susan Van Den Heuvel
32-3950 Express Point Road
Scotch Creek, BC

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Tim & Susan Van Den Heuvel
32-3950 Express Point Road
Scotch Creek, BC
V0E 1M5

Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I am writing as a North Shuswap resident who wants the best for his community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

Currently the one legal title, Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552) houses several uses; an active gravel pit, ALR lands, and the Ross Creek Store. If we want these operations to be sustainable into the future, it is important that they be separated for ultimate succession purposes.

Availability of gravel is a critical component for any community. As an example, the average house construction uses around 20 loads of gravel. Larger houses can use up to 60 loads. We need this resource to support growth. An orderly separation of the uses into separate titles will help ensure this critical local resource is available into the future. The pit has existed for 35 years and the current owner has operated there for 21 years.

The Ross Creek Store and Campground have become important parts of the fabric of the Magna Bay and Anglemont communities. We need to do whatever it takes to help ensure this can continue in the future when it is time for ownership to transition. Again, having the store and campground on its own legal title helps support this goal.

The proposed toy storage is a new use but also brings important economic activity to the North Shuswap. It is a benign, unobtrusive land use as has been proven with the project in Scotch Creek. Projects like this create jobs and help keep young families here in the North Shuswap. My goal is to help see the North Shuswap grow as a vibrant community with a balanced demographic that is needed to provide young people confidence they can work, raise families, and live here.

I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Thank You

BL 830-18
BL 800-30

Marianne Mertens

From: rjkb <rjkb@telusplanet.net>
Sent: Thursday, November 09, 2017 3:43 PM
To: Planning Public Email address
Cc: Darla Miller
Subject: Public Hearing Submission- Amendments to bylaws # 830-18 & 800-30

To whom it may concern:

Please let it be known that I am in favor and support the amendments to bylaws 830-18 and 800-30.

Rick Saunders

1298 Demster Rd.

Lee Creek BC V0E 1M4

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BL 830-18
BL 800-30

Marianne Mertens

From: sandyspnr@gmail.com
Sent: Thursday, November 09, 2017 3:26 PM
To: Planning Public Email address
Subject: Public Hearing Submission - Bylaw No. 830-18 and 800-30

Subject: "Public Hearing Submission – Bylaw No. 830-18 and 800-30"

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Sandy Spooner
3087 Squilax Anglemont Rd.
Lee Creek. B.C. V0E1M4
250-679-3337

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BL 830-18
BL 800-30

Marianne Mertens

From: Celine Zanders <czanders@hotmail.ca>
Sent: Thursday, November 09, 2017 3:44 PM
To: Planning Public Email address
Subject: Bylaw no 830-18 and 800-30

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Celine Zanders
1173 sc wharf rd
Scotch creek bc
V0E1M5

Sent from my iPhone

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Dan Passmore

From: Miller, Linda (KSC) <Linda.Miller@interiorhealth.ca>
Sent: Thursday, November 9, 2017 8:55 AM
To: Dan Passmore
Subject: "Public Hearing Submission - Bylaw No. 830-18 and 800-30"

Importance: High

In regards to the Public Hearing of the Gravel Pit on McClaskey Road, Magna Bay.

This bylaw does not affect me directly but I do have huge concerns if this is to allow a cement plant at the site! We no longer have property on this street but have relocated close by. Can you guarantee that there will be issue with air quality?

We currently live in Kamloops and love it but the only real downfall in my opinion is the Pulp mill! We have decided to move out to the Shuswap in a year or two and would really hate to be moving into another poor air quality location! Also don't forget that all those people that have places on McClaskey.....that is there Paradise away from the hustle and bustle of the big cities!

Thanks for listening!

Linda Miller

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BL830-18
BL800-30

Marianne Mertens

From: Darla Miller <dmiller@sothebysrealty.ca>
Sent: Wednesday, November 08, 2017 1:53 PM
To: Planning Public Email address
Subject: "Public Hearing Submission -- Bylaw No. 830-18 and 800-30"

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Darla Miller
2792 Simpson Road
Lee Creek, BC
250-371-1251

Darla Miller,
Sent from my iPhone

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**D.S.Cunliffe, P.Eng.
Consulting Services**

8 - 5260 SQUILAX ANGLEMONT ROAD, CÉLISTA, B.C. V0E 1M6

Consulting Engineering

CELL (250) 851-6852 FAX (800) 831-5791
EMAIL: DaveCunliffe@AirspeedWireless.ca

November 8, 2017

Dan Passmore
Columbia Shuswap Regional District
555 Harbourfront Drive NE
PO Box 978
Salmon Arm, BC V1E 4P1

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Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I also want to qualify my submission by stating that I am not professionally involved with this project. I am writing as a North Shuswap resident who wants the best for his community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

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I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Please call if you have any questions.

Yours truly,

A handwritten signature in black ink, consisting of a large, stylized capital 'D' followed by a series of connected loops and a horizontal line extending to the right.

D.S. Cunliffe, P.Eng.

CSRD
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, British Columbia
V1E 4P1

October 31, 2017

Attention: Dan Passmore & Director of Electoral Area F - Larry Morgan

We would like to voice our opinion against the proposed bylaw in **Magna Bay 830-18 & #800-30**. As a property owner and tax payer in Magna Bay since 1994, over the years we have seen a lot of change and agree that there should be evolution in order to proceed into the future for the good. We disagree with the expansion of the gravel pit, Storage facility for Magna Bay Resort and rumour of the possibility of a Concrete plant (change from rural to industrial). If this particular rumour proves to be fact eventually, we would be highly opposed to this as there would be a lot of dangerous chemicals that are used in the making of concrete inevitably working its way into our drinking water. This area is a rural area and to designate it as an industrial area would destroy our neighbourhood as it is now. Please explain to us what good would come of this proposed bylaw?, will it increase employment?, what will it do to the area with the increased silt leeching into our streams that we enjoy?, and this leeching into our streams will eventually end up in our lake, what will this do to our fish? Over the last year living next to the gravel pit we have already seen a vast increase in traffic going in and out of and with this increased traffic comes increase in dust clouds and overall air quality and we believe there has been a negative effect on our drinking water. These trucks go in and out of this gravel pit in my opinion way too fast and are taking away already from our quiet community that we have enjoyed in the past years. We now find we have to limit the small children going on their own on the road. We have seen several times over a one week period a Concrete pumper truck going in and exiting some half hour to hour later, what would a Concrete pumper truck be doing in a gravel pit?? getting Concrete, I think not. I am not an expert but from my understanding a gravel pit is for taking product out - not dumping waste in. I myself cannot prove what this pumper truck was doing there, but our neighbours have gone in and taken pictures of just what is suspected, large dumps of concrete, not to mention other dumping of waste materials such as old propane bottles, and various other waste items which I am sure you will be hearing about from my neighbours. We here in Magna Bay are a tight knit community we all know each other and look out for each other's property when one is away. We as a close neighbourhood get together on regular occasions throughout the year, we may not be full time residents of the Magna Bay but nonetheless we are here as often as possible and that does not take away from us contributing to the overall economy of the area. We all have children and some with children of children and the proposed bylaw would change our area to the point where neither us or our children would be able to enjoy the quiet streets that are currently experienced. My children have grown up here and now they have children of their own bringing them here to experience the joys of what their childhood meant to them. By bringing their children and friends to this area one could suggest that this would be considered tourism and do you want to dissuade tourism? By changing our area to industrial it would destroy our community and take away from the values of our property it would effectively destroy us, and by doing this it would take away from your tax base.

Sincerely, Wayne & Shelley Reilly

Jason & Breanna Reilly & Holly & Rene Berg & family

Address: 2543 McClaskey Road, Magna Bay, BC

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Public Hearing Submission

October 31, 2017

Proposed: Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

Dan Passmore
Senior Planner
Columbia Shuswap Regional District

I'm writing this letter to voice my concern about the rezoning of Gem gravel pit on Mc Claskey road in Magna Bay. My concerns are that any further changes to this property will have a devastating impact on the environment and all people who own property and visit the Magna Bay area. Which will include a substantial increase in noise, traffic, contamination of drinking water and dust pollution. Especially the McClaskey road area. I have been a property owner on McClaskey road since the late 1980s and seen the many changes to the gravel pit from a small operation to now a much larger one. Since Spooner Industrial has started working the gravel pit there has been a major increase of concrete pump truck dumping and washing, dumping of offsite fill possibly contaminated? dust pollution, noise pollution and silt that runs into the streams that run down McClaskey road and directly into Shuswap lake. The biggest concern for me and all residents of Magna Bay is the allowance of concrete batching on this property, it should not be permitted I have worked with concrete for many years and believe I have a good knowledge of all the damaging affects it would have on the environment and all residents of Magna Bay. The cement and chemicals used in the production of concrete will have an extremely dangerous effect on all residents including the environment and water ways that run over and under this property including Lyons creek that runs out of the centre of the gravel pit down McClaskey road into Magna Bay a major salmon spawning ground. During spring runoff the water that runs out of this gravel pit is uncontrollable and I believe there will be major contamination into Shuswap lake killing a large number of fish and aquatic life from the cement and chemicals used in the production of concrete batching and cleaning of pump and concrete trucks. Once these chemicals land on the ground they will not leave and will continue polluting for decades. Our environment drinking water and health is at stake here. Concrete batching and gravel processing should not be allowed in a residential neighbourhood with residents living a couple of hundred metres away, there is much more research needed before there are any changes to the current zoning of this property.

Bob Christie & Debbie Christie
2509 McClaskey Road
Magna Bay

Sent from my iPad

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Nov. 06, 2017

Public Hearing submission – 830-18 & 800-30

This letter is formal written submission in opposition for the rezone application on the property located at 2556 McClaskey Road.

830-18

Contrary to what the CSRD is publishing in the Board Report stating Magna Bay Zoning bylaw No 800 currently has no zone where this use is permitted this is simply not the case. Already in the adjacent properties to 2556 McClaskey rd is an established storage available for public rentals on the property of 6857 Squilax. 6929 Squilax-Anglemont is also zoned for General Commercial use which would allow for storage. The proposal of 830-18 to Commercial use is too close to Ross Creek. This creek is a salmon spawning ground which I was fortunate enough to capture on video just two years ago. Unless I can read the stated "environmental study" referenced in the CSRD'S publication in the November issue of the Kicker by Golder associates it does not exist. The Dept of fisheries as well as the Shuswap Waterfront Owners Association were not sent referrals for the proposal. Who in the CSRD is responsible for making the decisions of who is contacted for resources in regards to environment and fisheries considerations? What credentials do these individuals within the CSRD have to make these decisions?

800-30

Where is the environmental study for the "New" Comprehensive Development designation?

Since Bob Isley has purchased the property at 2556 McClaskey Road he has replaced the perimeter fence straight wire with barbed wire. This was done without any consultation to the neighboring residents. Larger equipment was brought in temp permits have been issued for the property. In all of this activity is an increase of noise, dust and pollution. Where we intended to retire is less appealing. Two families adjacent to the subject property have moved since the change in ownership. People come to the Shuswap for it's tranquil beauty not 30 more acres of noise, dust and pollution. A large pond (pic #A) formed over the course of the spring time in the gravel pit this formed due to the construction of a road. Where is the permit for this road that runs length of the property? How is it a road is built without a permit? The water has nowhere to go but in ground infiltrating our wells and ground water sources. There are two creeks (known - shown in pic 1, 2 & 3) that run through the property of 2556 McClaskey that flow down McClaskey under the Squilax-Anglemont Road to the lake. With the presence of Spooner Cement trucks coming to 2556 McClaskey (pic 4) under a lease arrangement, large pools of cement lay on top of the gravel seeping into these watercourses downstream to the 70 residents below. Do you want another Sunnybrea with water quality issues! Who is willing to pen their name to that? Residence and Industry do not mix. The consequences of this proposal risk irreversible ecological damage to the estuary and riparian streams and creeks as well as have a negative impact on the livability in the residential properties in Magna Bay. For these reason's this application must not go through.

Sandi Leroux - Lot 10

2504 McClaskey Road

Magna Bay, Shuswap

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Public Hearing Submission "H"



Public Hearing Submission #1



Public Hearing Submission #2



Public Hearing Submission # 3

Public Hearing Submission 4



Dan Passmore

From: Mazco Products <ivan@mazcoproducts.com>
Sent: Tuesday, November 7, 2017 12:56 PM
To: imorgan@csrd.bc.ca; Dan Passmore; Planning Public Email address
Subject: Public Hearing Submission (Isley)
Attachments: CCE11072017_0001.pdf

Sirs: Attached is our written submission regarding the public hearing this Thursday November 9/17, regarding the Isley proposal in Magna Bay.

Regards, Ivan Mazur

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PUBLIC HEARING SUBMISSION

lmorgan@csrd.bc.ca

dpassmore@csrd.bc.ca

plan@csrd.bc.ca

To: Columbia Shuswap Regional District

Re: Community Plan Amendment (Isley) Bylaw No. 800-30

Respectfully submitted by Ivan and Marg Mazur at 6807 Squilax Anglemont Highway, Magna Bay, BC.

Thank you for the Notice of Public Hearing regarding the above noted, proposed Bylaw Amendments.

We have reviewed the proposals and wish to comment on each:

Development Area 1:

There does not appear to be sufficient reason to change the zoning from Agricultural to Industrial General. The land has been used as a gravel mining operation for many years and presumably meets the zoning for such a permitted use or discretionary use as determined by the CSRD.

It is our understanding that there is a proposed sale or lease of these lands to allow a new operator to extract further amounts of gravel from the said property. Our recent experience with the new operation has identified disruption to our neighborhood and enjoyment of our property. Dust abatement is non-existent, heavy equipment loader bucket banging on the bucket stops, dump box noise, loader reverse beepers, gravel crusher operation in August vacation season, gravel truck engine brakes on Squilax highway, trucks speeding, raw cement dumping and truck washing in the pit area, to name a few of the problems.

The previous operator, (Isley), had far more consideration for the residential area that the gravel operation has been allowed to operate within.

This is a residential neighbourhood and the residences existed long before the gravel operation. This is now an expanding gravel operation that far exceeds the operation that was first outlined to the Magna Bay residents years before. This gravel operation should not be expanding to the detriment of the residents.

There are two creeks within the development area. Lyons Creek is recognized by the Department of Fisheries and Oceans. There is one other that also runs from the pit area for

most of the year. It is further understood that occasional "silting" has occurred to these water ways due to the disruption of soil in the development area. The most recent was in May 2017. I assumed this was not reported as required by environment protocols. These waterways run most of the year, directly into the Shuswap Lake less than one thousand metres away.

It is our understand that there is cement batch plant proposed within the gravel operation. This clearly goes beyond the acceptable tolerance in this residential neighborhood.

There are many detrimental effects that result from cement processing plants.

Best practices from cement batch plants are identified in several provinces and contain a variety of information to consider with the installation of batch plants. These plants should not be located within a thousand metres of residences, or waterways. Most require a closed loop controls for water management, aggregate washing, truck rinsing etc. and significant dust abatement controls for the entire operation from silo filling and transfers to yard dust suppression. The silica and cement powder can be hazardous to personal health, waterways, vegetation and wild life and must be kept away from this neighborhood. I can see no justifiable reasoning for a cement plant to be located within this residential neighborhood.

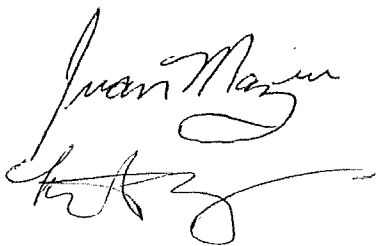
Existing batch plants that we have some knowledge of have continual complaints of processing cement dust, site dust and surface runoff as well as other environmental hazards.

Development Area 2

It is our understanding that this proposal is to allow for recreational vehicles, boats and trailers to be located on the proposed development area and a "toy storage" facility is to be constructed. There is no information available regarding the size and extent of this proposal, so I assume this proposal will be similar to the (Isley) Scotch Creek facilities.

I personally do not have a significant concern due to the proximity of our property from the development area. I do, however, feel for the neighbors whose properties this will affect. Certainly there should be some separation and privacy considerations for the adjacent properties. The roadway must be paved to reduce vehicle noise, trailer rattling and dust from a gravel roadway. The adjacent landowners have a roadway in front of them and now a proposed roadway behind them. Security and personal enjoyment of their property will no doubt be compromised.

Thank you for your consideration of our concerns and objections to the proposal as currently put forward.

A handwritten signature in black ink, appearing to read "Juan Martin", with a stylized flourish underneath.

B2830-18

B2 800-30

PUBLIC HEARING SUBMISSION

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Dear Sirs:

My family has owns Lot F and G which according to the Maps that you have sent would be right across the road from Lot B which is part of the proposed Electoral Area F Official Community Plan Amendment (Isley Bylaw No 830-18. We also live within 5 minutes walking distance of the proposed rezoning of Development area 1 and 2. I have spent summers here for over 20 years. I only have amazing memories of time in the area. I look forward to this quiet time with my family and friends every year. This area was bought because of the peacefulness and proximity to the lake. If the proposed development goes through, I will no longer have this sacred spot to help rejuvenate me over the summer. I depend on this time at the lake, in this spot, to help relieve stress that my professional life as a nurse can cause. After going here every year I am able to relax and enjoy the small things in life in a peaceful and relaxing environment.

As alluded to above, I am **totally AGAINST this planned** re-designating and rezoning of this area to Industrial Gravel Processing from the former Agricultural. This area that he wishes to have rezoned has a significantly natural area which is the home to quite a few species of different kinds of birds (crows, wood pickers, hummingbirds, robins) and animals such as coyotes, bears and deer. In fact this is why we brought where we are situated, as quite often these species of wild life roam through our lot and the birds are quite often spotted as we sit on our deck. It's an excellent education for our Grandchildren that are with us quite often. If the area is rezoned the wildlife will soon move to a different area that is much quieter with less human presence and we will miss them. Also, we note that the area which has only been **PROPOSED TO BE REZONED IS ALREADY BEEN USED AS STORAGE FOR BOATS AND VEHICLES.** I have enclosed several pictures of the area which presently been used for storage. These are pictures one and two.

Secondly, **WE ARE TOTALLY AGAINST** the proposed **ACCESS TO THE PROPOSED STORAGE FACILITY THAT WOULD BE FROM MCCLASKEY ROAD Lots 1 and 2 which fronts unto McClaskey Road.**

I'm sure that you have never seen this area that he has proposed to build the access on, as it also has a creek that runs through from the gravel pit to alongside McClaskey road and eventually runs into the Shuswap Lake. We have found fish and frogs and other water species in this stream. I have enclosed several pictures of the stream. Once the road access is built, we would lose all our water species. These are pictures three and four.

Other negative factors for rezoning the area are:

- More noise with the increase traffic to our area especially the Transport Trucks that would be present with any Industrial site
- Increased noise that comes with machines at any Industrial site
- Increased traffic that would come with more vehicles using the roads
- Increased dust and dirt that the gravel roads bring
- Increased vandalism and stealing of our personal items due to more visibility of what our property has to offer

- McClaskey Road is not up to "Heavy Truck Standards" as presents is already in VERY POOR condition
- Poor air quality due to possible introduction of any industry
- Disruption of our water well as it's a underground stream

In closing, I would like to comment on this whole project, saying that there would be considerable impact to my family's quiet residential life which is the main reason for our families' purchasing of our lot in this area, in the first place.

Kind Regards,
Cathy Tardif
(403)815-0597

Dan Passmore

From: Maria Rimac <mrimac@shaw.ca>
Sent: Friday, November 3, 2017 6:33 PM
To: Dan Passmore
Subject: Public Hearing Isley 800-30/ 830-18
Attachments: My Magna Bay letter.asd.docx

Hello Dan Passmore,

Please find attached a letter of sincere concern and protest to the proposed bylaw changes at 2556 McClaskey Road and 6929 Squilax-Anglemount Highway.

Thank you,

Maria and Nick Rimac

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Dear CSRD,

I own a home in Magna Bay backing on Bob and Evelyn Isley's property 6929 Squilax-Anglemount 2556 McClaskey Road. I am very concerned about the proposed bylaw change, that would lead to the proposal to significantly expand the gravel and sand pit, the proposed cement batching and accessories (?). The other part of the proposed development is a storage facility using a road through Gem Gravel.

Gravel pit expansion

- the gravel pit has already been over mined outside of it permitted area. (Who is regulating this?)
- FYI having kept in contact with the BC mining inspectors, Bob Isley has told them that there hasn't been extraction going on for years, we all know that isn't true and they have been advised of this. Currently Spooner is advertising this as their new location.
- the proposed zone changes for this are extensive and will continually cause new and unforeseen issues.
- The hill that protects our McClaskey neighborhood as proposed, would be mined, therefore exposing us to flooding from the Ross creek. The flood protection measures went back as far as the hill, the hill is serving as protection from the creek.
- Topographically, the area is already unsightly. The gravel pit is seen from the lake and other landscapes that are valued by the Shuswap communities and tourism industry. The gravel pit has not had any reclamation work done.
- Concerns regarding appropriate setbacks and safety measures that are required from the existing Magna Bay zoning around the gravel pit usage and location/condition of (pan handle ?) road, the proper health assessments of water and air quality.
- Gravel and sand constantly spills out onto McClaskey and Charleson Road. This is not and has not maintained or controlled and is progressively getting worse.
- There is already lots of dust, as there isn't any dust controls being utilized. The dust issues with a sizable expansion and the panhandle road to the storage units will also effect the neighborhood.
- Houses and residents around the pit have health concerns and have purchased prime property close to the lake for a healthy environment and lifestyle. This area is residential and is well known to tourists. This commercial expansion is negatively impacting this.
- McClaskey Road is one of the few roads where residents in and out of the neighborhood use it for walking, biking, a safe place to walk dogs and have children play and ride their bikes. Our community doesn't have any safe pathways otherwise. This is being affected as gravel and cement truck traffic has increased. The temporary storage at the back of the Magna Bay Resort has also increased traffic volume. Both the gravel pit and storage facility are proposed to be much larger and the impact on our community will be unmeasurable.
- Noise control, there is none. We have heard the pit running in the evenings and weekends. Infact, at 2:30 am July 7, 2017 someone was operating machinery in the pit and woke us up and some of our neighbours. Even if the Magna Bay Bylaws don't support noise bylaws, the businesses should have respect for the neighborhood.
- There is a large moose, other wild game and bird population on the land that is zoned Agriculture (hard to keep up with all the zoning changes). Should there be a wildlife study and the environmental impacts of clearing so much area. Now the wildlife corridor is going to be impacted and was one of the main reasons a lot of people invested in this area.
- Negative impact to our wells creeks and drinking water, and not mention many health, safety and environmental issues due to ongoing neglect of dust controls.

- There is a lot of gravel in BC and specifically in the Shuswap, why does this need to be so close to cause negative effects to residents in Magna Bay including adjacent communities. It all depends which way the wind blows.

Proposed Cement Batching- needs to be in compliance with the Environmental Management Act. Code of practice for concrete and concrete products Industry in BC. The probability of failure to comply with these BC Industry standards is inevitable. From air quality to proper disposal of excess product and cleaning of equipment poses a health risk to residents and contaminants our waterways. This area has many springs and streams that derive from 2556 McClaskey Road. Notably one stream on a property that backs onto 2556 McClaskey that is protected by fisheries as it has had salmon in it. Mining inspectors have told us that no products are to be brought into the site, only material off the property. This should not even be on the table according to existing regulations.

Please note that cement pumper trucks are being brought in and being cleaned and dumping cement in the gravel pit. We have pictures to support this. Once again this does not comply with the Provincial mining regulations for a number of reasons. For example:

- How are the residents to protect their health and other concerns?
- Who is responsible for cleaning up the gravel, dust and mess left behind?
- Who is to police and control the on goings of this business use?
- Air and water quality, water discourse, wind tunnels?

Accessory and accessory use

- What is this? Please provide some detail, meaning, and definitions, for clarity so residents actually know what the CSRD intentions are on behalf of this proposed development. How about an open house available to surrounding communities to have a chance to question and answers and to address any potential concerns in an ethical manner.
- Dear CSRD, how would you like to have this dictated in your own backyards. Many of you probably did not even visit this site to get a better understanding of our concerns.

Storage buildings- concerns include:

- public use of the panhandle road that spans across the gravel pit and proposed cement plant and accessories,
- unlimited customer access to the unknown amount of storage units, $2x(\text{daily}) \times ? \text{ units} =$ a tremendous amount of traffic especially on the McClaskey Roads,
- environment risks as the storage units would be used to service boats and other motorized storage items that may require maintenance.
- dust control from use of the panhandle road,
- panhandle road is too close to residential homes, in some cases it is along side the residents fence
- hours of operation causing noise disturbances
- security issues,

Other concerns:

- unsightly industrial development effecting our views and impacting the whole ecological landscape
- The Electoral Area F Official Community Plan Bylaw 830 for Area F lists off many considerations that this development contradicts. Eg; Rural and Residential Lands, Hazardous areas and other applicable objectives.

- The RAR area should be reassessed with the current plan in hand as the expansion of the IG zoning would create new relevant considerations.
- The overall image of our Magna Bay community will look and seem as if its an industrial community. This can already be seen from the lake and other landscapes.
- Magna Bay homes alone generate high revenues in property tax. Take in account the surrounding residential areas, on and off the lake and that surmounts to a sizable investment into residential type investments. That speaks to what drives the economy in this area.
- Most residents do have their own storage available on their own properties as the properties are mostly large enough to store their own toys.
- If this re-zoning is approved property values will go down therefore decreasing property tax revenue for the area and will not attract new investments.
- Economic impacts- no new jobs created. Areas desirability will decrease. Less investments in tourist accommodation, amenities and activities.

In summary, the pit has been in existence for a long time, has mined its approved licensed area and perhaps the business just needs to be relocated to another sight further away from residential and resort areas. Where the zoning is already supportive of such a business.

- It is apparent that the owner and operator has no regard for regulated business practice, continually disregards safety and protective measures for the surrounding residents and environmental concerns.
- This is a great time to act and protect our community from environmental pollutants as residents and the regulatory government, CSRD. Keep the zoning as it's intended agricultural land or a zone that will support the residential/ tourist industry. Magna Bay has been known as a tourist destination for many years and I feel we should be mindful of the type of industry we promote so close to the lake.

On a very significate side note, throughout this whole situation starting in spring of 2016 and perhaps earlier, since my husband and I have raised our concerns, Bob Isley has excavated, extracted, built roads, over mined, brought in product (cement products, propane tanks and other pollutants) without consideration to any governing regulatory compliance.

Bob Isley has put a significant amount of time, effort, cost and even as of recent surveyors staking out and building roads, entrances and who knows what else, into these proposed projects of his, **as if approval has been signed and delivered!!** None of this creates confidence in the CSRDs process. I want answers to my concerns and I know my community does too!

The McClaskey community has had a meeting this summer of which we all had a chance to talk about the proposed zone changes and development. All attended the meeting and all are opposed and are willing to do whatever we can to prevent this from ruining our residential/tourist community and homes.

BL 830-18
BL 800-30

Loreen Matousek

From: Bill Huxley <sbhuxley@gmail.com>
Sent: Wednesday, November 01, 2017 11:29 AM
To: Planning Public Email address
Subject: Public Hearing Submission – Bylaw No. 830 - 18 and 800 - 30
Attachments: Huxley Submission Bylaw 830-18 and 800-30.pdf

Please see attached our submission in support of the above-noted Bylaw.

Thank-you,

William & Sandra Huxley

DP
via email

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Columbia Shuswap Regional District (CSRD),
555 Harbourfront Drive NE, Salmon Arm, BC

VIA Email

November 1, 2017

Public Hearing Submission – Bylaw No. 830 - 18 and 800 – 30

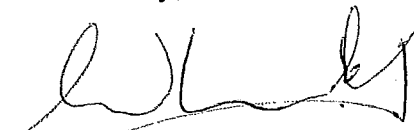
This is written in support of the above proposed Bylaw.

We are not adjacent property owners, however; we do own property and live, on a full-time basis, in the community.

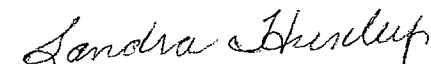
We support this Bylaw for the following reasons:

- The location is appropriate for the uses proposed.
- The community will benefit economically from this clean industry.
- The Isleys have proven themselves to be extremely competent and responsible in the development, construction, and management of their operations. Our community has benefited a great deal as a direct result of their enterprises.

Sincerely,



William Huxley



Sandra Huxley

7444 Anglemont Way
Anglemont, BC
V0E 1M8

Muriel & Scott Davidson

1000 – 5th St. SE

Slave Lake AB T0G 2A3

smazdav@telusplanet.net and msd2004@telus.net

25 October 2017

Mr. Dan Passmore

Senior Planner, CSRD

Box 978

Salmon Arm, BV V1E 4P1

dpassmore@csrd.bc.ca

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Dear Mr. Passmore:

RE: Public Hearing Submission regarding Official Community Plan Amendment (Isley) Bylaw No 830-18 and Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

My husband and I are gravely concerned about the above-named amendments producing negative impacts for us and our property. We own Lot E on McClaskey Road (2539 McClaskey Road), which is in immediate proximity to the proposed changes. Our concerns focus on the following:

- Probable increased industrial traffic leading to more dust, noise, dirt
- Increased potential for vandalism and theft due to more people in the area
- Negative disruption of fish and wildlife patterns
- Negative impact on safety of pedestrians currently using McClaskey Road
- Negative impact on safety of children living in properties abutting McClaskey Road
- Potential disruption and contamination of existing water wells
- Unknown industrial entities using the area in question

There is strong fear that these amendments may allow a cement plant to become established in this area. This would destroy the current recreational strength of Magna Bay.

Please do not pass these 2 amendments.

Thank you for allowing us to voice our concerns.

Muriel and Scott Davidson

3L 830-18 PL 20170103
3L 800-30 PL 20170079

PUBLIC HEARING SUBMISSION

ELECTORAL Area F Official Community Plan Amendment (Isley) Bylaw No 830-18, Magna Bay Zoning Amendment (Isley Bylaw No 800-30)

Dear Sir:

Over the past 20 years, I have been visiting my cousin on McClaskey Road (across from the Gem gravel pit). I drive from Prince George, B.C. to enjoy the natural beauty, wildlife and quietness of this area.

Now, in the past years, I have noticed:

- Increased dust that comes from the GEM gravel pit
- Increased traffic due to the industrial site (GEM)
- Disappearance of singing birds
- Constant noise of the trucks utilizing the gravel road along with the noise of other equipment

I worry that in future years chemical contamination may result from the industrial activities that are proposed.

In conclusion, my sincere hope is that this area will remain as it is for the next generation to come.

Thank you for allowing me to voice my opinion.

Yolande Bruno

Prince George, British Columbia

(2500 617-6192

DS

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October 23, 2017

PUBLIC HEARING SUBMISSION

CSRD

PO Box 978

555 Harborfront Dr NE

Salmon Arm, BC

V1E 4P1

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RE: Bylaw No. 830-18 Isley and Bylaw 800-30 Isley

Attention: Director Larry Morgan or Director Bob Misseghers

I am a new land owner at 2524 McClaskey Rd, I purchased this property in June of 2017 and I have many concerns of the Bylaws to change from Agriculture to Industrial Gravel Processing and to have a Toy Storage facility built on the property that is directly behind my property.

My concerns are of the noise, dust, access by many people and vehicles as I witnessed first hand the gravel crushing that went on for 3 straight days on Sept 5th, 6th and 7th 2017 the machine started up at 7:30 am and stopped at 6:30 pm, this machine was/is approximately 100 yards from my doorway that faces the gravel pit and for the 11 hours a day I could not hear anything but the machine running steady, this interfered even with a simple conversation, nothing could be heard except the machinery and back hoe and trucks who also use their jake breaks while entering and exiting the property and if this becomes a full time gravel processing plant, the recreation aspect of my property that is located in a tranquil park like setting will be completely destroyed.

I bought this property for myself and my family to enjoy the beautiful Shuswap and the quiet and tranquility of the area, not to listen to semi trucks and back hoes and gravel trucks and traffic and gravel crushing on a permanent basis.

If there is a road installed with public access to a Toy Storage this will cause undo traffic, noise, dust and the fact that the back of my property will than be open to any and all persons that will have access to this which will cause concern of theft and vandalism. I sometimes see deer and fawns using my property to access the property behind me and if traffic and people become a all day occurrence I believe the wildlife will disappear.

.....2

I definitely vote NO for any industrial activity on this property as I hope to enjoy the rest of my summers out at my cabin on McClaskey Road. The lots on McClaskey Road are almost half acre lots and I don't see why any persons owning out there would be needing a storage facility as they have room on their own property to store their own recreational vehicles.

I also believe with the increase of industrial use the water table with the extra dust will be affected, I use this water to drink, I have a small cabin and my family bring their RV's and we enjoy our summer time out here relaxing and getting away from the noise of the city and industrial.

I believe with the extra traffic the air quality will suffer and the increased traffic on the quiet back street of McClaskey Road will suffer, there is a small number of lots on this street but to open it up to Industrial will create an enormous amount of traffic where my grandchildren walk and ride their bikes to access the lake.

I cannot stress enough that I DO NOT wish to have traffic all hours of the day and night that will access this facility, I bought my property to get away from industrial and traffic.

Thank you for reviewing my concerns as a new recreational property owner please keep this area as recreational and do not open it up to industrial use.

Bonnie Dunn

2524 McClaskey Road

Magna Bay, BC

Dan Passmore

From: Director Morgan
Sent: Wednesday, October 25, 2017 4:55 PM
To: Dan Passmore
Cc: Gerald Christie
Subject: Fwd: Bylaw Rezone Application 830-18 & 800-30 - Request to change public hearing date to spring 2018

Hello Dan

Forwarding the following email for your consideration.

Thanks

Larry Morgan
Director - Area F
Columbia Shuswap Regional District
Phone: 250-955-2567
Cell: 250-517-9578
Email: lmorgan@csrd.bc.ca

<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 #
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Begin forwarded message:

From: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>
Date: October 25, 2017 at 1:55:03 PM PDT
To: "lmorgan@csrd.bc.ca" <lmorgan@csrd.bc.ca>
Subject: Bylaw Rezone Application 830-18 & 800-30 - Request to change public hearing date to spring 2018

RE:

Notice of Public Hearing

As you know, the majority of residents that will be effected by this proposal (if it were to go through) do not live at their properties full time. Having the hearing scheduled in the off months Oct – Feb during the week will not allow people a chance to get information on the application therefore I am requesting that the public hearing that is currently scheduled Nov 9 2017, to be rescheduled in the spring months on a weekend day either Sat or Sun (but only in the AM) to allow fuller attendance.

Sandi Leroux

Lot 10
2504 McClaskey RD
Magna Bay
Shuswap

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File No BL 830-18 BPT

BL 800-30 ~~Boys for Toys~~

Expansion of Pit Concerns

- Increased noise
- Increased Dust
- Increased Traffic
- Roads are not build to Surt heavy equipment

Concern about ground water contaminants leaching into well systems

- Erosion of gravel pit could open risk of Ross creek overflow causing flooding on residents property

Not in support of any changes.

Dale Cimbler

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Boys for Toys

- Fencing & lighting on property will effect wildlife in area
- Anti freeze, Oil and other substances being used can leak into waterways when there being winterized and serviced
- Increase Dust from gravel road.

Concern about ground water contaminants leaching into well systems

- Buildings on a flood plain

Not in support of The changes.

Dale Cerny

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BL 800-30

Marianne Mertens

From: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>
Sent: Tuesday, June 20, 2017 2:02 PM
To: Planning Public Email address
Cc: Sandi Leroux
Subject: Bylaw 800-30 - Leroux written notice
Attachments: rezone.docx

Importance: High

Attention Dan Passmore,

Attached is a letter opposing the Proposed Rezoning application for 2556 McClaskey Rd. I would appreciate an email response acknowledging receipt of this letter.

I will endeavor to attend in person any public meetings regarding this application but as I do not live there full time, this can be challenging to do so.

I would appreciate if you would be able to email me on any matters concerning this application.

Please feel free to contact me at anytime.

My day time contact M-F is listed below my name. My evening contact is 604-941-3924 and my personal email is sandileroux@shaw.ca.

Thank-you,
Sandi Leroux
Buyer

B.C. Rapid Transit Co. Ltd.
6800 14th Avenue
Burnaby, BC V3N 4S7
tel: 604-520-3641, ext. 2900
direct: 604-520-5540
e-mail: sandi_leroux@bcrtc.bc.ca

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June 20, 2017

RE: Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

To Whom in might concern,

This is notice in writing that as a property owner/s adjacent to 2556 McClaskey RD being proposed for rezoning from Agricultural to "light industrial" that Andre and myself Sandi Leroux are greatly opposed this this application.

Background:

We purchased the property as 2504 McClaskey just under 20 years ago with the plan of one day retiring there. In 2012 we build our house, again with the intention of retirement. The area was chosen due to the quiet and peaceful residence free from "industry". One of the other attributes that attracted us was regards to clean drinking water and swimming water. We realize that at the time we bought that Gem Gravel Products was in operation, at that time our understanding was that this business was due to peak as there was only so much gravel to be had, when this was to happen we were under the understanding that the owner would be responsible to bringing the property back to its original state. Instead what has happened is Bob Isley purchased the property around 6 years ago and with this the business has changed dramatically. For example heavier duty machines were brought in increasing the volume of work therefore increasing the hours of operation. Other gravel elements were introduced like "rock crushing". Large contracts such as the repaving of Squilax – Anglemont were fulfilled using this property. It may be too late to effect any change in how the operation of Gem Gravel Products has developed but we will not stand by and let the same thing happen to 2556 McClaskey.

In regards to the application itself this area is not suited to "light industry" there are many residential lots in idyllic settings. People go there to vacation with their families. The definition of "light industry" is very vague, if the zoning were to go through what measures would be place to insure the industry use would be suited to the area? There are limited bylaws regarding noise what is to stop say a furniture maker from running a band saw for 12 hours a day! Our other concern is how would 2556 McClaskey be accessed? There is a "New" gravel road that has access through the gravel pit but how was this road built? What permits were used to build it? The only other way in would be through the 6853 Squilax- Anglemont Rd property which are private owned properties. There is the matter of 2556 McClaskey being adjacent to Ross Creek. Ross Creek is a major feeding creek from the North Shore into Magna Bay, if contaminants common to "light industrial" use were to find their way into this tributary the effect would be devastating. Many property owners take their drinking water from the bay. Returning Salmon also spawn in Ross Creek.

We are not in the habit of impeding someone from starting a business or making a living. Magna Bay is not the place for industry. This would be more suited for Salmon Arm or Kamloops.

Regards,

Sandi & Andre' Leroux

2504 McClaskey Rd

Magna Bay

July 30, 2017

CSRD - Gerald Christie

Subject - Magna Bay Zoning Bylaw No 800-30

Dear Sir:

Over the past 20 years I have been visiting my cousin on McClaskey Road (across from GEN gravel pit). I drive from Prince George, B.C. to enjoy the natural beauty, wildlife and quietness of this area.

Now, in the past years I have noticed

- 1.) increased traffic due to the industrial site (GEN)

- 2.) increased dust that comes from the GEN gravel pit

- 3.) disappearance of singing birds.

- 4.) constant noise of the trucks utilizing the gravel road along with the noise of other equipment

~~X~~ I worry that in future years chemical contamination may result from the industrial activities that are proposed.

In conclusion, my sincere hope is that this area will remain as it is for the next generation to come.

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Yolande Bruno
Prince George, B.C.
yolandebruno@gmail.com
250-617-6192

Dan Passmore

From: Laura Janssen
Sent: Friday, August 25, 2017 1:38 PM
To: Gerald Christie; Dan Passmore
Subject: FW: Magna Bay Bylaw #800-30

From: wsreilly@telus.net [mailto:wsreilly@telus.net]
Sent: Friday, August 25, 2017 11:17 AM
To: Planning Public Email address <Plan@csrd.bc.ca>; Director Morgan <LMorgan@csrd.bc.ca>
Subject: Magna Bay Bylaw #800-30

Good day Mr. Gerald Christie & Mr. Dan Passmore of Development Services/ Senior Planner & Mr. Larry Morgan Director of Electoral F – North Shuswap & Seymour Arm

We would like to voice our opinion against the proposed bylaw in Magna Bay #800-30. As property owner and tax payer in Magna Bay since 1994 over the years we have seen a lot of change and agree that there should be evolution in order to proceed into the future for the good. We disagree with the expansion of the gravel pit, Storage facility for Magna Bay Resort and rumour of the possibility of a Concrete plant (change from rural to industrial). If this particular rumour proves to be fact eventually we would be highly opposed to this as there would be a lot of dangerous chemicals that are used in the making of concrete inevitably working its way into our drinking water. This area is a rural area and to designate it as a industrial area would destroy our neighbourhood as it is now. Please explain to us what good would come of this proposed bylaw?, will it increase employment?, what will it do the area with the increased silt leeching into our streams that we enjoy?, and this leeching into our streams will eventually end up in our lake, what will this do to our fish? Over the last year living next to the gravel pit we have already seen a vast increase in traffic going in and out of and with this increased traffic comes increase in dust clouds. These trucks go in and out of this gravel pit in my opinion way too fast and are taking away already from our quiet community that we have enjoyed in the past years, we now find we have to limit the small children going on their own on the road. This already increased traffic appears to be having a negative effect in the quality of our air, and we believe there has been a negative effect on our drinking water. We have seen several times over a one week period a Concrete pumper truck going in and exiting some half hour to hour later, what would a Concrete pumper truck be doing in a gravel pit?? getting Concrete, I think not. Now I am not an expert but from my understanding a gravel pit is for taking product out - not dumping waste in. I myself cannot prove what this pumper truck was doing there, but our neighbours have gone in and taken pictures of just what I have suspected, large dumps of concrete, not to mention other dumping of waste materials such as old propane bottles, and various other waste items which I am sure you will be hearing about from my neighbours. We here in Magna Bay are a tight knit community we all know each other and look out for each other's property when one is away. We as a close neighbourhood get together on regular occasions throughout the year, we may not be residents of the Magna Bay but nonetheless we are here as often as possible and that does not take away from us contributing to the overall economy of the area. We all have children and some with children of children and the proposed bylaw would change our area to the point where neither us or our children would be able to enjoy the quiet streets that they are currently experiencing. My children have grown up here and now they have children of their own bringing them here to experience the joys of what their childhood meant to them. By bringing their children and friends to this area one could suggest that this would be considered tourism and do you want to dissuade

tourism? By changing our area to industrial it would destroy our community and take away from the values of our property it would effectively destroy us, and by doing this it would take away from your tax base.

cerely, Wayne & Shelley Reilly

Sii

Jason & Breanna Reilly & Holly & Rene Berg & family

Ad

dress: 2543 McClaskey Road, Magna Bay, BC


Dan Passmore

From: Corey Paiement
Sent: Friday, August 25, 2017 7:39 AM
To: Dan Passmore
Cc: Gerald Christie
Subject: RE: 2556 McClaskey Rd - Bylaw No. 800

Concrete batching is a permitted use. If she has concerns about how the operation may be negatively impacting the environment (potential pollution?) she could also contact the property owner/business owner and the Province.

Corey Paiement, MURP, MCIP, RPP
Team Leader Development Services
Columbia Shuswap Regional District
T: 250.833.5931 | F: 250.832.3375 | TF: 1.888.248.2773
E: cpaiement@csrd.bc.ca | W: www.csrd.bc.ca



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From: Gerald Christie
Sent: Friday, August 25, 2017 6:54 AM
To: Corey Paiement <CPaiement@csrd.bc.ca>
Subject: FW: 2556 McClaskey Rd - Bylaw No. 800

FYI Corey. Larry cc'd Dan on his message but not you.

Thanks.

Gerald Christie, MNRES, MCIP, RPP
Manager Development Services
Columbia Shuswap Regional District



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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

From: Director Morgan
Sent: Thursday, August 24, 2017 7:53 PM
To: Gerald Christie <gchristie@csrd.bc.ca>
Cc: Dan Passmore <dpassmore@csrd.bc.ca>
Subject: Fwd: 2556 McClaskey Rd - Bylaw No. 800

Gerald

FYI

Larry Morgan
Director - Area F
Columbia Shuswap Regional District
Phone: 250-955-2567
Cell: 250-517-9578
Email: lmorgan@csrd.bc.ca

Begin forwarded message:

From: "Sandi Leroux" <sandileroux@shaw.ca>
Date: August 24, 2017 at 7:50:51 PM PDT
To: "'Director Morgan'" <LMorgan@csrd.bc.ca>, <dpassmore@csrd.bc.ca>
Cc: "'LEROUX SANDI'" <SANDI_LEROUX@bcrtc.bc.ca>
Subject: RE: 2556 McClaskey Rd - Bylaw No. 800

Does this mean Dan Passmore will be addressing the well testing? As this proposal is on the CSRD table for consideration the need for testing is not unfounded.

Please send me notification when the owner of 2556 has been notified of our concerns. I know it is not possible for CSRD to police the illegal practices that are ongoing and it will be up to the neighbouring residents to monitor these activities.

Regards,
Sandi Leroux
2504 McClaskey Rd
Lot 10
Magna Bay, BC

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

From: Director Morgan [<mailto:LMorgan@csrd.bc.ca>]
Sent: Thursday, August 24, 2017 8:56 AM
To: Sandi Leroux <sandileroux@shaw.ca>
Cc: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>; Dan Passmore <dpassmore@csrd.bc.ca>; Gerald Christie <gchristie@csrd.bc.ca>
Subject: Re: 2556 McClaskey Rd - Bylaw No. 800

Hello Sandi

Thank you for citing the concerns you have raised.

Dan Passmore, who is managing this application file, is currently on vacation, and will be returning next week. Upon his return, Dan will make note of the concerns you have raised, and will respond, as appropriate, to you.

At the same time, CSRD staff will also be communicating your concerns to the landowner.

Thanks

LARRY MORGAN
DIRECTOR - AREA 'F'
COLUMBIA SHUSWAP REGIONAL DISTRICT
Phone: 250-955-2567
Cell: 250-517-9578
Email: LMorgan@csrd.bc.ca

Sent from my iPhone

On Aug 23, 2017, at 6:24 PM, Sandi Leroux <sandileroux@shaw.ca> wrote:

RE: Bylaw application BL 830-18 æ“ 800-30

Regarding our brief conversation that occurred at the General Meeting at CSRD in Salmon Arm on Aug 17, 2017 I am following up in regards to the activities taking place on the property currently seeking rezoning approval from the CSRD board. Over the last few months the neighbouring residents on McClaskey have witnessed frequent trips by cement trucks and cement pumper trucks going into the gravel pit at 2556 McClaskey Rd (Jemco Excavating Ltd) operated by Spooner Electric. We want to know what business does a cement operation have in a gravel pit? We suspect that the trucks are being washed out, this being said, this would bring cement related toxins into the ground water subsequently into our wells. We insist that this practice stop immediately and that a cease order be issued at once. Further to this we want the CSRD to conduct well testing on the adjoining properties to 2556 McClaskey to determine if the cement toxins are present. Currently there are several previous tests available from these propertyâ€™s to compare to.

This is a very serious matter that must be taken at the highest regard. I am aware that the CSRD is the governing council that can make this practice stop, having said that I am also aware that without timely due regard to this matter, I will have no choice but to pursue this matter with the political connections within the region IE the locale MLA Greg Kylo or the Provincial office of George Heyman.

Attached is 2 pictures taken Aug 16, 2017.

Regards,
Sandi Leroux
2504 McClaskey Rd
Lot 10
Magna Bay, BC

<aug 16, 2017.JPG>

<b1-800.JPG>

This email has been checked for viruses by AVG.

<http://www.avg.com>

BL 800-30
BL 830-18

Marianne Mertens

From: Eric Sandy Wells <eswells1@gmail.com>
Sent: Wednesday, July 19, 2017 3:24 PM
To: Planning Public Email address
Cc: mmd-kamloops@gov.bc.ca; HBE@interiorhealth.ca
Subject: Magna Bay Zoning Bylaw No 800-30 (Isley Bylaw)

We live on Lot 8 (2510 McClaskey Road). Scott and Muriel Davidson own Lot E (2539 McClaskey Road). We live within 5 minutes walking distance of the proposed rezoning of Development area 1 and 2. We are writing this email because we are gravely negatively impacted by the proposed re-zoning in Isley Bylaw No 800-30 and 830-18. We are tremendously concerned that re-zoning to Industrial Gravel Processing will have detrimental impact on our resort community of Magna Bay. We are against the toy storage area as proposed in the bylaw due to the increased traffic that this will bring to McClaskey Road.

The proposed panhandle driveway portion of the proposed re-zoning of Lot 1 backs immediately onto Lot 8 (owned by Wells). Any traffic on this driveway will negatively impact us.

We are against this re-zoning for the following reasons:

- increased traffic, particularly industrial traffic
- McClaskey Road is already in very poor condition and is not up to handling the heavy truck traffic that will result
- more noise with the increased traffic to our area
- increased dust and dirt leading to air pollution
- potential disruption and contamination of our water wells
- negative disruption of fish and wildlife patterns
- increased potential for vandalism and theft
- safety of pedestrians currently using McClaskey Road
- safety of children living in properties abutting McClaskey Road

We are against this planned re-designating and re-zoning of this area to Industrial Gravel Processing from the former Agriculture zoning. Currently this area is rich in nature and is home to a number of different species of birds. Bears, deer and coyotes abound. Streams currently run through Lot 1 and 2. This rich natural area is the reason we bought our properties in the first place. Re-zoning to Industrial Gravel Processing will change the whole natural area that currently exists.

We are totally against the proposed bylaw changes for the above reasons. Thank you for allowing us to voice our concerns.

Eric and Sandy Wells
Lot 8/2510 McClaskey Road
eswells1@gmail.com

Muriel and Scott Davidson
Lot E/2539 McClaskey Road
msd2004@telus.net

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