

January 12, 2018

[REDACTED]
[REDACTED] Salmon River Road
Salmon Arm, BC
V1E 3G3
[REDACTED]

Columbia Shuswap Regional District
Development Services Department
P.O. Box 978, 555 Harbourfront Drive NE
Salmon Arm, BC
V1E 4P1

Re: Valley Mobile Home Park Expansion and Proposed Site Plan
ALC Application LC2542D Non -Farm Use
1225 Salmon River Road, Salmon Arm, BC

As a home owner residing [REDACTED] from the subject property I strongly oppose to the rezoning application. The proposed access road would be directly across from the end of our driveway resulting in increase traffic, noise and headlights shining into our home.

Currently there are already two existing MHP and with the proposed expansion would net approximately 103 mobile home units within a small area. This would result in increased traffic as there is no public transit to Silver Creek and Salmon River Road is already in very poor condition.

I believe this property should remain in the ALR as it is currently being farmed and we should preserve agricultural land to continue farming.

Regards,
[REDACTED]

LC2542

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September 1, 2017

_____ Salmon River Road
 Salmon Arm, B.C.
 V1E 3G3

Columbia Shuswap Regional District
Development Services Department
 P.O. Box 978, 555 Harbourfront Drive NE
 Salmon Arm, B.C.
 V1E 4P1

To Whom It May Concern:

**Re: Proposed Rezoning Application -
 1225 Salmon River Road, Salmon Arm, B.C.
 Located Within the ALR**

The above property is currently listed for sale and it has come to our attention that the potential purchaser currently owns the Valley Mobile Home Park located at 2930 Brown Road, Salmon Arm, B.C. The subject property borders the Valley Mobile Home Park. It is our understanding that the purchaser is currently in the application stage to rezone the land with the intention to expand his mobile home park. Information obtained from the BC Assessment website indicates that Valley Mobile Home Park currently has 54 mobile home sites.

Our property is _____ of the subject property. We have been farming our land for hay purposes. The property to the east of the subject property consists of 80 acres which is actively used as agricultural land.

We do not support the rezoning application. Approval of the rezoning application would allow Valley Mobile Home Park to increase substantially in size from the current 54 mobile home sites resulting in an increase in vehicular traffic and impact the current public services and infrastructure. It is important to promote and retain the beauty of the agricultural landscape that the Salmon Valley currently has.

We would appreciate our concerns be taken into consideration and that we be kept informed of any developments pertaining to rezoning the subject property.

Thank you.

cc: Caitlin Dorward, Land Use Planner
 Provincial Agricultural Land Commission, Burnaby (Emailed)

LC2542

November 19, 2017

██████████
██████████ Salmon River Road
Salmon Arm, B.C.
V1E 3G3
██

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Columbia Shuswap Regional District
Development Services Department
P.O. Box 978, 555 Harbourfront Drive NE
Salmon Arm, B.C.
V1E 4P1

Attention: Advisory Planning Commission

**Re: Valley Mobile Home Park Expansion and Proposed Site Plan
1225 Salmon River Road, Salmon Arm, B.C.**

I reside at ██████████ of the above property and I am not in favour of the rezoning to expand the Valley Mobile Home Park. When you expand the Valley Mobile Home Park it will mean more vehicles disturbing the peace and quiet of living in the country. The development will impact the current aquifer to neighbouring properties. The wildlife habitat will jeopardize the deer population as they live on the property year after year. Depending on the year, the ducks stay as well in the pond.

I also want to say that the reason why there is no family dwelling on the property is because there was a fire in the early morning hours of December 2016 and the structure was totally destroyed by fire. The manufactured home on the property was located close to my barn that I was in fear that I was also going to lose my barn to that fire. If the fire started in the summer when the fire hazards are high, the result could have been a disaster for the Silver Creek area. This shows that the proximity of the manufactured homes increases the risk of spreading to adjoining properties.

Yours truly,

██

PL2017-0179M

LC2542

To Jennifer SHAR DRAFT LETTER

To Jennifer SHAR From [redacted]

Columbia Shuswap Regional District
Development Services Department
P.O. Box 978, 555 Harbourfront Drive NE
Salmon Arm, B.C.
V1E 4P1

[redacted] Salmon River Rd
[redacted] Salmon Arm B.C.
V1E 3H2

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Attention: Advisory Planning Commission

Re: Valley Mobile Home Park Expansion and Proposed Site Plan
Application to Change Use of Property to "Non-Farm Use" – LC2542D
1225 Salmon River Road, Salmon Arm, B.C. (Silver Creek Area)

As land owners residing [redacted] to the subject property, we strongly oppose to the rezoning application:-

- approval of the rezoning application would allow Valley Mobile Home Park to increase substantially in size from the current 53 mobile home sites to a total of 83 sites resulting in an increase in vehicular traffic accessing the proposed and current mobile home park;
- currently there is an 18 unit mobile home park located at 3063 Hornsberger Road (Hayven Mobile Home Park), which is 1.2 kms. from the proposed mobile home park expansion;
- combined total of 101 mobile home sites – "high density"

• wildlife - "hollows in the ground that has water etc"

Silver Creek is located approximately 22 kms. from Salmon Arm. The area is supported by the Silver Creek Fire Hall which is comprised mostly of volunteers residing in the immediate area. There is no public transit system as an option for residents that do not have the means to commute between Silver Creek and Salmon Arm.

Overall, the addition of 30 mobile home units would directly impact the current public services and infrastructure in the area. As well, we feel it is important to support the mandate of the Agricultural Land Reserve (ALR) to preserve agricultural land for farming and food production and to limit real estate speculation on farmland.

Respectfully submitted, [redacted] Salmon Arm B.C.

[redacted] and I have a [redacted]

Near the bottom where the trailer will be

"The planner advised that we cannot sign a "petition" against proposal – said the Board would not accept the petition. Suggested that individual signed letters be submitted. If you agree with my draft letter – phone me [redacted] with your names and addresses and I will print off the same letter with your name and address on it. You can sign it, and deliver it to CSRD yourself, or I can pick up the letter and deliver it to CSRD for you. The planner said she would like the letter by November 23rd so she can make copies for the Advisory Planning Commission/Board.





PL2017-0179m 2

To Columbia Shuswap Regional District

Development Service Department
PO Box 978 555 Harbourfront Drive NE
Salmon Arm BC V1E 4P1

Salmon River Rd
Salmon Arm BC
V1E 3H2

Folio Number 789 006 173 000
~~See~~

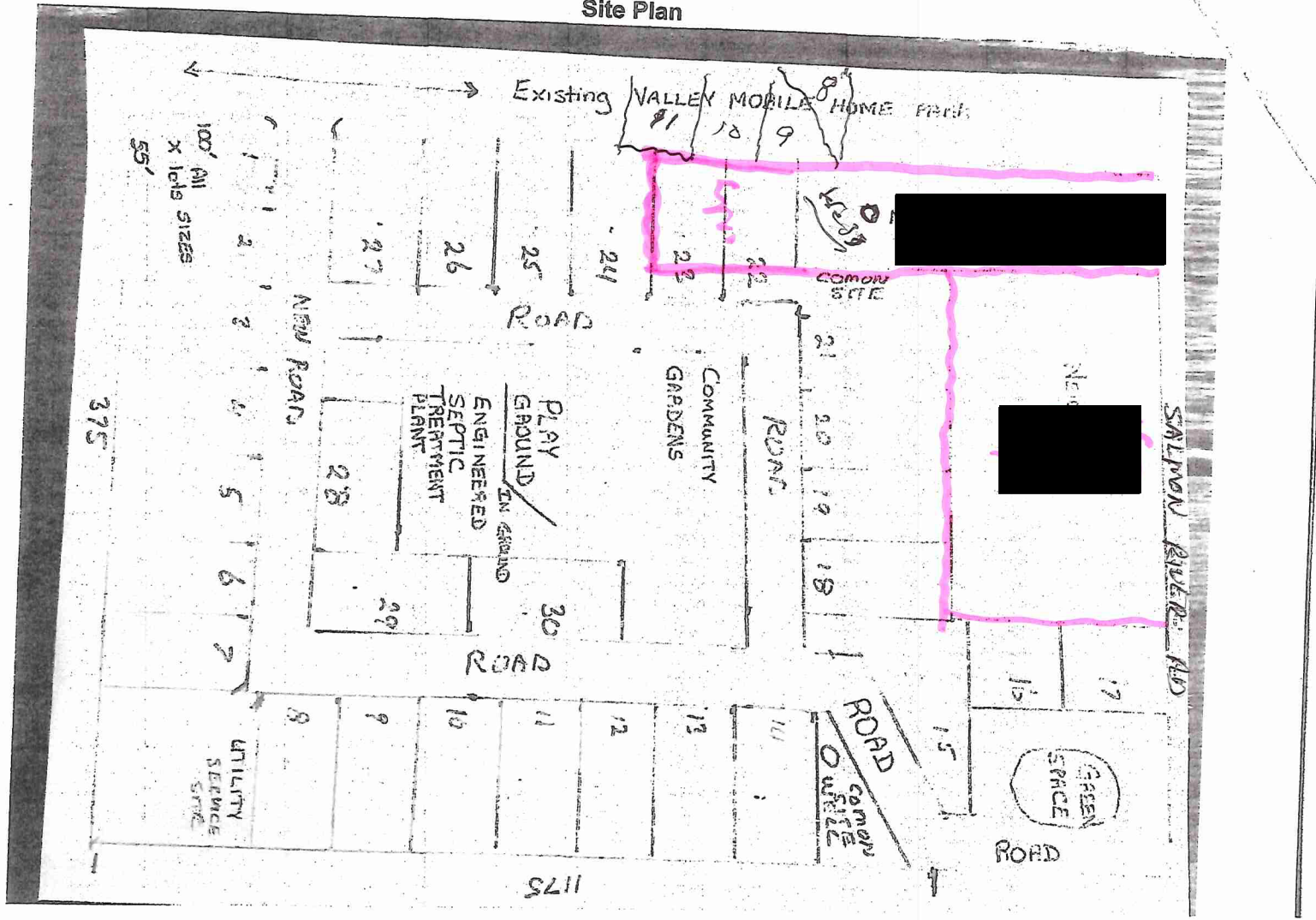
We are apposed to this application to Re Zone
as our property is only  ft wide and runs
 from Salmon River Rd and at present time
on the South side I take in the distance of 2 and
1/2 pads of present Valley Mobile Home park.

I have a water well that will land up
between the New park and ~~the~~ present one

People on the first pad have dumped ~~the~~
their ashes & branches over the fence for
me to clean up ashes from an open
pit fire setup

Map on back as shown how far
back our property ~~is~~ RUNS

Site Plan



LC2542.

Columbia Shuswap Regional District

Development Services Dept.

Box 978, 555 Harbourfront Dr.,

Salmon Arm, B.C. V1E 4P1

Attention: Advisory Planning Comm.

Re: Valley Mobile Home Park Expansion application to change use of property to non-farm use. LC2542D

1225 Salmon River Road, Salmon Arm, B.C.

As land owners residing adjacent to the subject property, we strongly oppose the rezoning application. The Salmon River road has far too much traffic now, and we do not feel that the road would support having more than 30 more vehicles travelling back and forth. The road itself is in disgusting shape with pot holes you have to dodge at all times. The road shoulders are very narrow and dangerous for both bicycles, horses and foot traffic. Weeds growing on the shoulders are not timely trimmed at any time throughout the spring and summer making it dangerous to walk.

As we have observed over the last 26 years that we have been here there has been farming on the acreage in question. There has been at least 2 crops of hay taken off this field every year. I fail to understand how this is not agricultural land.

We would also be concerned that the aquafer would be impacted with the number of septic fields that this property would have to support. There are many wells adjacent to this property.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted] Salmon River Road.

Salmon Arm, B.C. V1E 3H2

[Redacted]

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PL2017-0179

LC2542

Columbia Shuswap Regional District
Development Services Department
P.O. Box 978, 555 Harbourfront Drive NE
Salmon Arm, BC
V1E 4P1

Nov 22, 2017

To Whom It May Concern:
RE: Proposed Rezoning Application-
1225 Salmon River Road, Salmon Arm, BC
Located Within the ALR

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
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It is our understanding that the above property has recently been purchased by Clarence Vanderlinde, current owner of the Valley Mobile Home Park. It has come to our attention that he intends to expand the Mobile Home Park with the addition of 30 mobile homes to a total of approximately 84 home sites.

Our properties are adjacent, [redacted] of the subject property totalling [redacted] acres which are actively used as agricultural land for the purpose of hay, pasture and accommodating a total of 120 head of beef cattle. This land has been actively farmed for more than five decades and will continue to be so.

We do not support the rezoning application. Approval of the application would result in more land being removed from ALR. This would allow Valley Mobile Home Park to increase substantially in size from the current 54 home sites. The documentation states that the additional home sites would be accessed through Salmon River Road and the current park to the South which is located on Brown Road.

The resulting increase in traffic will put children walking to bus stops at further risk of being struck. The poor quality of the roads in the Salmon Valley will be further reduced as a result of the increased usage thereby increasing the risks posed to current residents. The Salmon River and its struggling salmon run will be negatively impacted by the proposed development and expected increase in local visitors who currently do not respect the environment. We currently deal with trespassing, vandalism and illegal dumping; an increase would further reduce the enjoyment of our land. Our ability to farm may be further reduced due to disappearing pasture/land use opportunities. Current Park maintenance and safety standards are low, a further increase in home sites would only magnify this. A prime example is the unfenced body of water on park grounds. The increase in home sites and resulting population increase will interfere with our right to enjoy our land as it directly borders our property. Although admirable the proposal fails to list the most obvious benefit, an increase income for Mr. Vanderlinde. Should any individual's right and ability to enjoy their land as they currently do be trumped by another's desire to increase their income through sacrificing agricultural land?

We would appreciate our concerns being taken into consideration and that we be kept informed of any developments pertaining to rezoning the subject property.

Sincerely,

[redacted]

[redacted]

PL 2017-0179

LC2542

November 23, 2017

Salmon River Road
Salmon Arm, B.C.
V1E 3G3

Columbia Shuswap Regional District
Development Services Department
P.O. Box 978, 555 Harbourfront Drive NE
Salmon Arm, B.C.
V1E 4P1

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Attention: Advisory Planning Commission

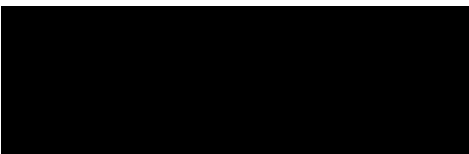
Re: **Electoral D – November 29, 2017 Meeting**
Valley Mobile Home Park Expansion and Proposed Site Plan
Application to Change Use of Property to “Non-Farm Use” – LC2542D
1225 Salmon River Road, Salmon Arm, B.C. (Silver Creek)

As landowners residing adjacent to the subject property, we strongly oppose to the rezoning application:-

- approval of the rezoning application would allow Valley Mobile Home Park to increase substantially in size from the current 53 mobile home sites to a total of 83 sites resulting in an increase in vehicular traffic entering/exiting the proposed and current mobile home park;
- currently there is a 18 unit mobile home park located at 3063 Hornsberger Road (Hayven Mobile Home Park), which is 1.2 kms. from the proposed mobile home park expansion; approval of this application would net a **“combined total of 101 mobile home sites within the Silver Creek area– high density”**;
- Silver Creek is located 22 kms. from Salmon Arm - there is no public transit system as an option for residents that do not have the means to commute between Silver Creek and Salmon Arm;
- emergency services within Silver Creek – the area is supported by the Silver Creek Fire Department which is comprised mostly of volunteers residing in the immediate area; and
- wildlife - there is a “hollow in the ground” that holds water all the time – as well as large trees and willows – this area has been a habitat for deer for many years.

The expansion of an additional 30 mobile home units would directly impact the current public services and infrastructure in the Silver Creek area. We feel it is important for the CSRD to support the mandate of the Agricultural Land Reserve (ALR) to preserve agricultural land for farming and food production and to limit real estate speculation on farmland. Small parcels of land, with or without homes, can be used by small-scale producers and should be made available. Working together will continue to promote and retain the beauty of the agricultural landscape that the Salmon Valley currently has.

Attached please find additional information and our comments relating to the Staff Report prepared for this APC Application.



Attachment

PL 2017-0179 m2

**BACKGROUND INFORMATION AND
OUR RESPONSE TO APC STAFF REPORT - FILE NO. LC2542D
CIVC ADDRESS: 1225 SALMON RIVER ROAD, SALMON ARM (SILVER CREEK)
DATED NOVEMBER 23, 2017**

Our property is located to the [REDACTED] and adjacent to the subject property. We farm our land for hay purposes. The land to the east and adjacent to the subject property is farmed as a cow/calf operation and is actively used as agricultural land.

The previous landowner lived in Vernon and rented the manufactured home to tenants. We had an agreement with the landowner to cut the hay field for the last 5 years. In December of 2016 the manufactured home was totally destroyed by fire. The landowner had informed us that she was not going to replace the manufactured home on the property and was seriously thinking of selling the land. In the summer of 2017 the owner had placed the property for sale.

POINT REFERENCED:	OUR RESPONSE TO:
Page 2 – Soil Capability – “soils nor improvable”	Soil can be improved. Soil is currently being amended in various locations of the Salmon Valley by adding fertilizer in various forms
Page 2-3 History	Over the years the property had been refused rezoning applications approximately 10 times. Basically citing “residential intrusion could jeopardize agricultural development”. Same concerns today.
Page 3 Site Comments	The family dwelling was removed from the property as a result of being totally destroyed by fire and not replaced.
Page 3 ALC Application Information (completed by applicant/agent)	Points 2 to 7 are based on the Applicant’s speculation and their vision for the property. No merit.
Page 3 “NO agricultural activity”	Not true. From the photos provided, one can assume that obviously over the years the land had some type of agricultural activity or else it would look more like an over grown “forest”.
Page 3 “8 acres scattered trees” not workable.	Not true. There is approximately 8 acres of workable farmland. The other approximate 2 acres would be the “hollow portion of the land that always contains water and the scattered trees.
Page 4 “nothing been done on remaining 8 acres full of tall weeds and old scattered trees..... has been neglected and fire hazard. Gopher and vole population thriving.	Not true. Approximately 8 acres of land has been hayed. The tall weeds and old scattered trees is the responsibility of the landowner. Gophers and voles are all over open agricultural lands - gophers/voles are in the road side ditches.
Page 4 Can this proposal be accommodated on lands outside the ALR? No land zoned HMP within Silver Creek.	Possible. If the appropriate location is found outside the ALR and appropriate rezoning applications are made. No MHP lands are standard in Silver Creek.
Page 4 Does this proposal support agriculture in the short term or long term?	The Applicant’s proposal is based on speculation and their vision for the property. No merit.
Page 5 Key Issues/Concepts. Previous ALC decisions 39 pads. Sign posted “Coming Soon – Phase 3”.	“1983 approval” for up to 39 pads – over the years this approval was not actioned. “ Coming Soon-Phase 3 ” – does this mean there are more expansions planned for VMH park???? We need confirmation!