

LC2545

Marianne Mertens

From: Trish <team_friesen@yahoo.ca>
Sent: Thursday, September 21, 2017 4:51 PM
To: Planning Public Email address
Subject: Thank you!

I appreciate the opportunity to say I do NOT support the removal of "NW Corner of Trans-Canada Highway and Balmoral Road" owned by the Barker Family, from the ALR designation. I like the small town feel and I know with less ALR there will be less wildlife and more people. No thanks!

Trish Friesen
2423 Eagle Bay Rd
Blind Bay BC
VOE1H1

Sent from my iPad

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LC 2545

Marianne Mertens

From: Miles Friesen <km.scruff@gmail.com>
Sent: Thursday, September 21, 2017 4:55 PM
To: Planning Public Email address

I am requesting that the CSRD DENY the removal of the property for the NW Corner of Balmoral Rd and TCH intersection owned by Mr. Barker from ALR. Keep it ALR zoned please. Thank you.

Miles Friesen
2423 Eagle Bay Rd
Blind Bay BC
V0E1H1

Sent from my iPad

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LC 2545
(Pending)

C-Pending

Property
CV: 004-612-710.m²

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September 16, 2017

Columbia Shuswap Regional District

555 Harbourfront Drive NE

Box 978 Salmon Arm, B.C.

V1E 4P1

Attn: Terry Langlois

Dear Terry;

My Wife Linda and I recently attended the CSRD office and spoke to Jennifer, who was very informative regard the proposed development of a piece property near our home in Shuswap Lake Estates.

This correspondence is to voice our opposition to the proposal of removing the property of the SOUTH WEST 1/4 SECTION 8 TOWNSHIP 22 RANGE 10 WEST OF THE 6TH MERIDIAN KDYD from the ALR. We do not want to sound like NIMBYs, and realize "progress" necessitates the need for infrastructure improvements, however, our concerns are three-fold, and are outlined as follows:

When we moved to this area in January 2006, this was a location where we wanted to spend our retirement years. At that time we explored various issues relating to amenities, infrastructure and primarily property density. The developer had a prospectus in place which was to our liking, hence we built our home at 2726 Sunnydale Drive, Blind Bay, and have since lived here on a permanent basis. Over time we have seen the prospectus ignored or altered and the the most recent change has come in the form of a new higher density development across the street from us. I am very concerned about the effect this will have on our life-style, primarily relating to traffic flow, and the lack of upgrades on our local roads. It should be noted, this is of concern simply because we walk a great deal on these roads and there have been numerous close calls simply because of poor sight lines, lack of sidewalks, and the age and ability of some of the drivers. That said the developer indicated he was going to provide walking trails on the proposed property, however

this has not come to pass and the property has simply been logged off. If the ALR property is removed from this reserve, this will only have the effect of ultimately adding more vehicles to this area, and unless road improvements are made it will become more of a challenge to get our daily exercise.

The second concern is the removal of more and more land from the ALR. We realize the ratio of land in the ALR is over-seen of a provincial level, however this is a semi rural area, and this is the primary reason we moved out of the urban sprawl where we spent our working years.

The last point I would like to make is the hostage issue of the land involved. As we understand the scenario being proposed, the CSRD wants/needs a portion of this property to develop a sewage treatment facility. In order for the CSRD to obtain this land, the developer wants this entire parcel removed from the ALR, or the CSRD will not be afforded the opportunity to obtain the parcel required to develop the sewage facility. This in our opinion sets a very bad precedent, and essentially is leaving the CSRD subject to the demands of the developer, who purchased this property with the knowledge of the fact it was in the ALR. We suspect the cost of the land involved was also reflected in the fact it was ALR land.

Sincerely yours,



Howie and Linda Rowse

hrowse55@gmail.com

(250) 463-2074

LC 2545

Copy

Agent of Columbia Shuswap Regional District
Salmon Arm BC

September 21, 2017

Re: Agricultural Land Commission Application for Exclusion –
SW ¼, Section 8, TWP 22, R10, W6M, KDYD, except Plans 36962, H425, H944,
KAP58710 and KAP67184

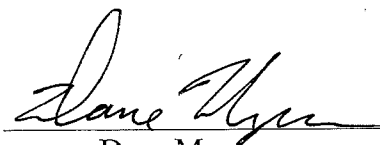
In reply to your letter dated September 5, 2017

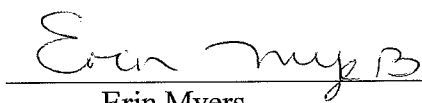
We, the landowners, have 2 properties (2825 Trans Canada Hwy, Lot A and B) adjacent to the above property which is applying to be excluded from the ALR, we have some concerns.

While we have no issues with further residential development and the creation of a Balmoral Village Centre, our concerns are for the 13.5 hectare portion that would be used by the CSRD for an effluent storage pond.

This 13.5 hectare portion is directly against the back of our properties. We have a 450 ft well which is our only water source that is about ½ way between the Trans Canada Hwy and the proposed effluent storage area. Without any mention of a criteria for the building and maintenance of the effluent pond our concerns are the potential of contamination of our fresh water supply. Without assurances that this could be mitigated, we are opposed to this proposal.

If we were to be supplied with water through the communal system that is in place, this would no longer be an issue.


Dave Myers


Erin Myers

JS

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Box 147
Salmon Arm BC
V1E 4N2

250-804-9636 - Dave
250-804-9635 - Erin

CV: Property
004-612-710 - m2

LC 2545
New file.

September 20th, 2017

Re: Agricultural Land Commission Application for Exclusion -

SW 1/4, Section 8, TWP 22, R10, W6M, KDYD, except Plans 36962, H425, H944,

KAP58710 and KAP67184

We are the neighbouring property located at 2881 Trans Canada Hwy, Sorrento, B.C. V0E 2W0. We are not necessarily opposed to this property being removed from the ALR, however we do have a few concerns regarding this transaction.

You state in your letter, which we received by registered mail, that the CSRD would like to expand the capacity of the existing sewage facility, service a greater area of the community and reduce the amount of effluent entering Shuswap Lake. We have a concern with the "wastewater effluent lagoon" affecting the quality of our water on our property. We are on a well water system and this is our only source of water here. We cannot afford to have our water system compromised. If we are to understand correctly, you will be putting in a complete water system for the area to which will be expanded from being removed out of the ALR, we would also like to be included in the "city" water system. As far as sewage goes, and you state, that you will be "expanding the capacity of the existing sewage system", we would also like to be included on that system. We are currently on septic and having your sewage system adjacent to our property I would expect that we would have access to that as well.

We have also spoken to our neighbours at 2825 Trans Canada Hwy. and know that they too would also be interested in this as well. (Sewage and Water).

As stated above, we anticipate that we would gain access to these services and look forward to hearing from you in regards to this matter.

Sincerely,



Toni Walton

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CV Property