

Late Item 10.1 - J. & J. Crook - letter received  
August 5, 2022 - ZON-1247 [1197665 BC Ltd./  
Matejke Property Management and Developments Inc.;  
2710 30 Avenue NE; R-1 to R-8]

John & Janey Crook

Salmon Arm, B.C.

V1E 3L2

Mayor and Council: City of Salmon Arm

**Re: Rezoning of Lot A, Section 24, TWP 20, Range 10 W6M, KDYD, Plan 1948**

**Except Plans 5734, 13562, and 25888 (Civic Address, 2710 30th Ave. N.E.)**

**Owner/Agent: 1197665 BC Ltd/ Matejka Property Management and Development Inc.**

Your Worship and Council:

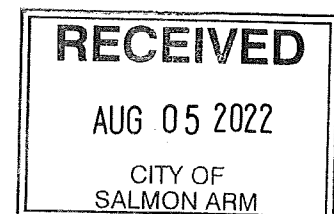
We have concerns around the scope of the proposed rezoning application for the above property in North Broadview. It is not simply a rezoning application. It has implications beyond the lands under consideration. It may set precedence for future development in the North Broadview neighbourhood before public consultation is undertaken.

The proposal contains elements in the subdivision application which specifically infringe on our land. It tries to secure municipal road access to a broader area of land for development to the south.

Specifically, the attachments to the zoning application show a subdivision plan of the site, including provisions for an access road to serve the subdivision. The road would border our shared property line. The plan for the access road is driven by a larger municipal planning agenda. It proposes that "... the other 10m will come from the adjacent property in the future" , (see Road / Access point 3 in application) which would take up land along the length of our property. Clearly the road for the subdivision is linked to our property and would access many other properties behind us for future development.

Justification for this access corridor is apparently based on a Conceptual Road Pre-plan (Appendix 8 in the application) which was drafted over twenty years ago. It has since been superseded by two Salmon Arm OCPs. The proposed road next to our property is not even identified in this Pre-plan, yet it is being used to justify creating such a road. If the road is so necessary, why is the complete width not situated on the proposed development next door?

We have specific concerns about the rezoning which need attention. The current OCP indicates that the area is "Low Density" which could allow 22 house units per hectare, but without secondary suites. Certainly, R8 zoning allows for such suites and a density of 40 to 50 units per hectare, adjusted to the 0.6-hectare parcel. Clearly that is not practical on this site. The proposed eight lots with two units each (secondary suites or coach houses) creates 16 housing units which would need parking for up to 48 vehicles, plus visitor parking. Any zoning change proposal must address the capacity of the property to be sensitive to the impact on neighbouring property.

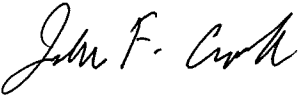


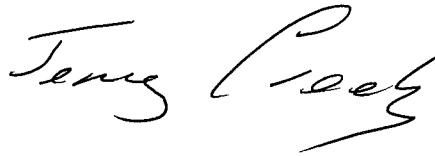
Finally, the parcel at 2710 is surrounded by mature trees. The current access road proposal covers the treed property line which provides cooling shade and a visual buffer between our properties. In accordance with the Environmental Chapter in the OCP, these trees need to be protected since they were planted along the property line and their drip lines extends well over our land. If the road surface could be pushed back far enough, the avenue would be an environmental and real estate asset to both properties.

I strongly suggest that the proposed rezoning and subdivision plan be de-linked from the larger access road and strategic issues above. The broader planning, densification and access issues need a larger public debate which might be addressed during the review of the OCP.

I trust that Council will take our thoughts under consideration, in good faith.

Sincerely,

  
John and Janey Crook



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