

**From:** Stig Keskinen [REDACTED]  
**Sent:** Friday, September 24, 2021 3:44 PM  
**To:** Caylee Simmons [REDACTED]  
**Cc:** Kevin Pearson [REDACTED]  
**Subject:** Development Variance VP-535 (Park Hill Road)

I wish to make my opposition to this variance known to the council of Salmon Arm.

The owner/developer is only dangling a carrot in front of the donkey to save money by not having to upgrade the west side of Park Hill Road. With 130+ houses being built; upgrades to all sections of this road will be necessary. It is narrow and very winding. This is already a busy road used by many Canoe residents. The traffic increases even more during the summer with all the beach traffic. I take my dog to the off leash park at the beach regularly and half of all traffic leaving the beach area turns right up Park Hill Road.

The extension of the multi-use trail is a mute point. Number 1: it will only benefit the residents of the development. Anyone using the Park Hill Trail System either parks at the pumphouse or hikes/bikes up the many trails (pump house trail; washout trail; old dump trail etc.) from the east side of Park Hill Road in order to reach the trails on the west side of Park Hill Road. They can also reach the west side trails via the parking lot across from the park at the bottom of Park Hill Road via the east portion of the outer loop trail. There is also a connecting trail to the east side trails from this parking lot. Number 2: the extension of the multi-use trail from the frontage of the development to the pump house trail heads is a very short distance. Probably less than 50 meters. My understanding is that the development is required to put in a boulevard with a sidewalk fronting the development regardless. This, according to a representative from Kevin Pearson; whom I reached out to. The multi-use trail is therefore unnecessary. No-one using these trails is going to go 200 meters up the multi-use trail (dead end) in front of the development. It is a carrot.

The small area west of Park Hill Road (Part 2 of the carrot) is in the ALR. It cannot be developed at this time. I know there is a legal process involved in having land removed from the ALR and this is an expense that the owner/developer probably does not want to incur anyway. As well, the cost to develop this very small portion of land (sewer, water etc) would be costly for the one maybe two houses that could be built there. Thus, promising to not develop that portion is a red herring.

Lastly, I find it sneaky and underhanded to only deliver this notice to properties adjacent to the development. What is that number? six residences? From what I was told by the lady who returned my call to Kevin Pearson, (did not catch her name), this notice was not put in the newspaper. Why is that?

This development will impact all of Canoe and anyone who uses Park Hill Road. The addition of 130+ houses with their legal and illegal suites will increase traffic to Canoe Village Market, the school, and the Green Canoe pot store. There would have been a much larger response to this notification had all of Canoe had the opportunity to be informed of this variance.

Developers are always trying to cut costs. These two small carrots are a prime example. I hope the city council will see this for what it is and have the owner/developer bear the costs for improvements to the west side of Park Hill Road instead of the city of Salmon Arm's taxpayers.

Thank-you  
Stig Keskinen  
[REDACTED]

Ruth Keskinen

Canoe, BC V0E 1K0

September 24, 2021

RE: Development Variance Permit No. VP-535

Attention: Mayor and Council

Regarding the above Permit regarding Civic Address - 6810 Park Hill Road NE (located North of 65th Ave. on the East side of Park Hill Road NE)

As an adjacent property holder I was notified of a request for the owner/developer of the said property, to waive the requirement to upgrade the west side of Park Hill Road NE to the RD-4 Urban Arterial Road fronting the property in favour of extending the multi-use path in the north-south direction for the length fronting the subject property on the east side of Park Hill Road NE and also, to restrict further subdivision of the subject property west of Park Hill Road.

First: I consider the upgrading of the west side of Park Hill Road to the RD-4 Urban Arterial Road fronting the subject property far more important than extending the multi-use path in the north-south direction for the length fronting the subject property on the east side of Park Hill Road NE (and the restricting further subdivision of the property on west of Park Hill Road). There are already a multitude of trails leading into Canoe from this area on both sides of Park Hill Road that go right to the beach, etc., and even into the Canoe community.

Park Hill Road has had a great deal of use by North Canoe residents thus far... it is an important road for those who want to avoid the busy TCHwy. going to and from the main shopping area in Salmon Arm. Also to be considered, is the fact that once the subdivision (a reported 130+ homes) is complete, many of those residents will then use Canoe Beach, boat launching facility, the local grocery store in Canoe, (who I might add supplies groceries, some take-out food, and a big supply of alcohol, and all the usual things like lottery tickets, etc.). There is also a legal marijuana outlet by the grocery store. I say this because most people who live here and at the new proposed subdivision will like to travel the short distance to Canoe facilities rather than waste gas going all the way into Salmon Arm proper.

As it is, many Salmon Arm residents use this important road to access the beach, the boat launch, a nearby Golf Course and Go-Karts... (very close to the 50th Street exit located beside the Canoe Elementary School). The subdivision will have mail boxes, but stamps, mailing parcels, etc. will likely bring more traffic into the Canoe community from the subdivision. Last, but not least, residents from the

Page two

subdivision will have easy access to the Trans Canada Hwy. for both east and west travel.

Secondly:

Also to be considered is traffic from the subdivision to North Canoe School if the children from the subdivision will be required to attend school there.

Last:

We, the taxpayers, need to take advantage of the road improvements that have been stipulated by the City for the developer. We already have an abundance of trails on both sides of this road that are well used. The proposed trail by the developer would mostly aid the new approximately 130 new residents in the development, but they already have easy access to the nearby multitude of trails already developed.

Park Hill Road is narrow with steep sections and a distinct down hill slope leading to the beach area and Canoe proper. I realize the City is responsible for road improvements in a general way. Hopefully Mayor and Council will realize the need for more work on this road and others within downtown Canoe that lead to Canoe Beach.

As for the triangular piece of property on the West side of Park Hill Road, that may very well be ALR land which would present a big cost to the developer if they wish to utilize it for housing. I would respectfully suggest that property could be used for a "green" area with picnic tables and benches... it is a very pretty area. I think future residents of the subdivision would find a little park-like spot like that attractive to them. It would be an added incentive for people to purchase lots or future homes that are sold by the developer. Raven subdivision has a small playground area like that organized by the residents in the area.

Thank you for considering these points.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ruth Keskinen'.

Ruth Keskinen

# Subject Property Map

CANOE  
BEACH  
existing  
Park Hill  
trails.

existing  
Park Hill  
trails

garage

West →

development

130 +  
homes

↑  
proposed  
N/S  
trail

Golf  
course  
club Shuswap



0 95 190 380 570 m

 Subject Property  
 Parcels