

# Late input for item 24.1 ZON-1227

**From:** Stig Keskinen <[REDACTED]>  
**Sent:** Friday, February 25, 2022 1:58 PM  
**To:** Erin Jackson  
**Subject:** Fwd: [External] Proposed Amendment to Zoning Bylaw No.2303

----- Forwarded message -----

**From:** Stig Keskinen <[REDACTED]>  
**Date:** Fri, Feb 25, 2022 at 1:51 PM  
**Subject:** Proposed Amendment to Zoning Bylaw No.2303  
**To:** <[cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca)>

This is in regards to Lot 3, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 rezoning from R-1 to R-8.

It seems to me that notification of this rezoning application was distributed to too few residents on 46th St. NE. Your distribution area of this notification should have included all residences that live beyond the Turtle Ridge Subdivision including 65th Ave. NE. This amendment will affect all persons living past this subdivision who will be forced to drive and walk through all the on street parking and sidewalk parking that will occur. This is a dead end road and they have no options. I believe the reason for this is so there is as little opposition to this amendment as possible. It is a calculated move. The City Council needs to amend the required notification area to include all parties that will be affected by local variances.

I wonder if the City Council will take into account the feelings of the people who purchased properties in the Turtle Ridge Subdivision with the belief that this is zoned R-1, Single Family Dwelling. Many homes are not yet built as currently only two of the twelve lots are under construction. Were these people notified?

This is only the first application for rezoning at present time. I understand there is an application to rezone another property in this subdivision located at 6840 46th St. NE. This residence is already at lock up stage. They have already built the suite. They have put the cart before the horse. Perhaps these owners are aware that there will be no enforcement should their application be denied and decide to rent out the suite regardless.

What is the point of zoning an area R-1 and then turn around and allow R-8 zoning? Is it because the city makes money in the rezoning applications and then in changing the bylaw receives even more money in the form of property taxes?

I am sure there will be more rezoning applications for some of the other lots that are to be developed. Many people cannot afford to buy land and build houses unless the build is subsidised by either legal or illegal suites. We all know there are many illegal suites already existing in Salmon Arm. The lady who I spoke to on the phone, when I called the Development Services Department at 250 803 4000 said, how do we enforce against this?

At issue is the extra traffic and lack of parking that will be available to all these new residents. I know that the argument will be that the homeowner is required to provide off street parking. Well this works in theory, it is

not enforced. Even if the space is provided; it does not mean people will use it. 70th Ave. NE is notorious for people parking on the sidewalk as they do in the nearby subdivision in the 47th St NE area.

These lots are 50 feet wide and have shared driveway access off 46th St. There are twelve tiny lots surrounded by properties with half acre or more. Why this density of housing is here in the first place in a quiet rural area is beyond me. Greed is my guess. There is very little room to provide extra parking on the property. In the case of 6840 46th St, there is a single car garage and a single lane driveway. Many working families have two vehicles. The tenants will also likely have two vehicles. You cannot fit four vehicles in the allotted parking space provided at this location. They will park on the road.

On the west side of 46th St. there is a new sidewalk. People will park on the sidewalk. The construction workers are already constantly doing this and thus force young children to walk on the roadway. When vehicles are parked on both sides of the road it creates single lane traffic as this is a narrow rural road. This is occurring already with the construction workers.

I think no parking signs along the sidewalk portion of the road would go a long way in helping keep the younger children going to and from school safe. At least they would not be forced to walk on the roadway in single lane traffic because cars are parked on both sides of the street and sidewalk.

The no parking zone would have to be enforced by Bylaw Officers and the RCMP. There are no parking signs on the blind, ninety degree corner of 70th Ave and 46th St and yet people park there. In order for Bylaw Officers to do anything; they need to happen upon the violation. They are not allowed to react to a citizen's complaint unless said citizen is willing to go to court. This is an obstacle to our bylaw enforcement in this town. I suggest routine patrols in the Canoe area to stop these bylaw scofflaws.

That brings me to the issue of the increased traffic in this area and in particular this blind ninety degree corner. It is already a safety issue. All the residents, except one, who is a police officer, that live beyond this corner on 46th St. and 65th Ave., signed a petition to have no parking signs installed on this corner. As mentioned before, this has helped but people do still park in this zone.

This corner is even more dangerous in the winter as people pile the snow from their driveways and the sidewalk on the roadway. The sidewalk cleaner also plows snow from the emergency access lane to the inside of this corner. This creates a narrow passageway. You do not want to meet a larger vehicle that is cutting the corner. Again, Bylaw cannot enforce this snow piling violation unless the violator is caught in the act or a complaining citizen witnesses the offence and is willing to go to court.

The traffic on this corner will double with the addition of twelve new homes. The number of new houses equals the number of existing houses already in the neighbourhood. If you allow secondary suites in this R-1 zoned area, the traffic on this corner will more than double. This is a concern.

Please take a drive in the area. See for yourself before you ink up your rubber stamp and "approve unanimously" this variance. Please think of the residents who actually live in the neighbourhood and have to live with the decisions this Council makes.

Stig Keskinen

Hello [ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca). I just wanted to make sure this was received by someone before 10:00 am on Monday, February 28, 2022.