

Barb Puddifant

From: Stig Keskinen <[REDACTED]>
Sent: Friday, March 11, 2022 12:08 PM
To: Barb Puddifant
Subject: [External] zoning bylaw 2303

This is in regards to the rezoning of Lot 2, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R-1 to R-8.

I think that notification of this rezoning application was distributed to too few residents on 46th St. NE. Your *due process*, Councilor Lavery, is designed to receive as little opposition to amendments as possible. The City Council needs to amend the required distribution area to include all parties that will be affected by local variances. Not only in this neighbourhood but all neighbourhoods in the Salmon Arm electoral area.

City Council has already approved the rezoning of Lot 3 in this same subdivision. Unanimously approved once again. In my mind, there is no doubt this one will be approved as well. They have already built the suite. They must have had a high degree of confidence of this being approved. I am sure there will be more rezoning applications for some of the other lots that are to be developed as affordability will be a factor for a number of the new builds as is the case for Mr. McCaffrey. Affordability or not, the extra income is nice.

Unfortunately I will not be notified of some of these applications as your due process does not extend far enough, yet the increased traffic passing my house directly affects me.

I will reiterate my concerns. The extra traffic negotiating the ninety degree corner at 70th and 46th St. increases the odds of a collision here. And yes, the traffic will double as the new subdivision has 12 lots. This is more than the existing number of residences already using the corner. These suites will add just that much more traffic. I know you are aware of the no parking signs in this area. The signs do not stop people from parking here. Alas, phoning and complaining to bylaw does no good.

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. Again, Bylaw does not enforce the snow piling bylaw.

I know on street parking will be a problem in the Turtle Ridge subdivision area. There will be a 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. This works in theory but it is not enforced. Even if the space is provided; it does not mean people will use it. There is no enforcement by our bylaw officers. As Sam Darlington so eloquently told me, "I have total discretion as to what bylaws are enforced."

These lots are 50 feet wide and many have shared driveway access off 46th St. There is very little room to provide extra parking on the property. In the case of 6840 46th St, (lot 2) there is a single car garage and a single lane driveway. The house is located close to the street. 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 as their vehicles are parked on both sides of the road. This forces

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.

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. Unfortunately this would have to be enforced and I have no confidence in our bylaw enforcement.

I am happy to hear a couple of you have taken a drive in the area. A drive is nice but you will not have to put up with this on a daily basis. You do not live in the area.

You say there is a housing shortage and these suites will provide affordable rentals. Do you already know what the home owner is going to charge for rent? What is affordable? This is a relative term. Anyone who watches the news, witnesses that rentals are sky rocketing as well. Who is to say these renters are not going to be charged \$2000.00 or more a month. Supply and demand right? Council has already admitted to a high demand.

Council is very happy to welcome all these new residents to our "small town with lousy ideas". It brings in tax dollars. These tax dollars are needed so you can send out bylaw officer Sam Darlington to hand deliver these notices AND you can also afford to mail out these same notices. What a waste of resources.

One last thought. Do you ever consider the impact on our hospital and schools when you make these decisions? The last two times I had to bring my elderly mother to emergency; the wait times were two and three hours. Maybe this does not happen to people with the right last name. Horgan received treatment quickly while others wait.

I know health care is a provincial matter; but, do you ever consider the impact on our little hospital? Are any of you lobbying the provincial government for an upgrade to our health care system? The outpatient lab wait times are also horrendous.

Stig Keskinen
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