

Archived: October 2, 2024 11:47:01 AM

From: [Shannon Ingersoll](#)

Sent: September 30, 2024 8:24:17 AM

To: [RDNO Public Hearing](#)

Subject: re: development on Foresburg

Sensitivity: Normal

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We are submitting our input as to the secondary road - it makes community sense to have access through dixon dam as it will allow travel for more of our silver star neighborhood to exit in case of fire if silver star is blocked. Greenaway is limited and makes less sense.

Also, request full disclosure about all development that affects the local watershed as well- systems in this area are sensitive and the river system needs to be protected.

thank you

Shannon and Alysha Ingersoll

8615 Lupin Road

Archived: October 2, 2024 12:00:27 PM

From: [Mary Stebbins](#)

Sent: October 2, 2024 11:56:16 AM

To: [RDNO Public Hearing](#)

Subject: Letter re Zoning Amendment Bylaw No. 3009, 2024

Importance: High

Sensitivity: Normal

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October 2, 2024

Dear Jennifer and other board members,

I'm am writing in regards to the proposed subdivision, District Lot 3421 ODYD located at Forsberg Road.

I live at the end of Greenaway Road. Greenaway Road is only 600 m away from Forsberg Road. In the case of a forest fire, unless it happened to start on Forsberg road, there would be no advantage at all to having Greenaway Road as the escape route.

If Dixon Dam Road were made the escape route, not only would it help the people in the subdivision, but also many of the residents along Silver Star and those who live on the dead end roads such as Ladner, Greenaway, Lupine, Wyetay etc. Presently our only option is Silver Star Road with no escape route once at the top of the mountain. With Dixon Dam as a possible escape route we would have another option should Silver Star Road be cut off. Developing that road would be a major advantage to all.

The Greenaway Road option is really only for the developer as it would likely be cheaper, but has no value as an escape route.

Also if the road were not kept gated and only used in emergencies it could become a high traffic road, with the possibility of many cars using it daily, severely impacting the Greenaway community.

Please consider this in making your decisions.

Sincerely,

Mary Stebbins

8578 Greenaway Rd.

Vernon, BC V1B3M6

Archived: October 3, 2024 8:21:09 AM

From: [RDNO Public Hearing](#) [RDNO Public Hearing](#)

Sent: October 3, 2024 8:14:12 AM

To: [RDNO Public Hearing](#) [RDNO Public Hearing](#)

Subject: FW: Undelivered Mail Returned to Sender

Response requested: No

Sensitivity: Normal

From: Ronald Pearson <[REDACTED]>

Subject: Zoning amendment bylaw no.3009

Date: October 2, 2024 at 1:25:20 PM GMT-7

To: publichearing@rdno

I just received notification and the documentation regarding the bylaw amendment to lot 3421 . Thank you Jennifer Miles for providing all the details , I own lot 1668 which is corner to corner with lot 3421and have not been approached by the developers in any way regarding the access to my property. My neighbours the McBeths have not been consulted either. Both of us have been dealing with a road blockage of the Dixon Dam road and have had no access to our properties for a number of years. The file for us is with rdno and should be examined by the hearing as it is very pertinent to this case.Thank you— best regards Ron. [REDACTED]

Archived: October 3, 2024 8:22:28 AM

From: [wendychoffman](#)

Sent: October 2, 2024 4:13:56 PM

To: [RDNO Public Hearing](#); [RDNO Planning](#)

Subject: Submissions for October 3, 2024 - Public Hearing - Zoning Amendment 3009, 2024

Sensitivity: Normal

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To: RDNO, it's Board and Planning Department ("RDNO"):

With respect to the above noted, I am in opposition to this development moving forward.

Cassiar Geoscience Consulting Ltd. ("Cassiar") and it's clients have failed to meet the Board's requirements; the particulars of which are outlined on page 1 of the Staff Report dated August 28, 2024 ("Staff Report").

The following deficiencies are noted after reading the "FINAL - Hydrogeologic Report 2023 - Groundwater Investigation - Drilling and Pump Test, District Lot 3421, Vernon, BC" ("Final Report").

The Staff Report, page 1, states among other things the following:

1a - Final Adoption of Bylaw 3009, 2004 will be withheld until a hydrologist has verified proof of water for all wells proposed to service all new lots in accordance with the following:

- (i) pump tests of at least 48 hours and 72 hours (this has not been done as per the Final Report).
- (ii) pump tests were not conducted during the dry part of the year (August 1 to March 1) as required by the Board. They were done February 27 to April 28. The Board states "**no exceptions**".
- (iii) water level recovery was not monitored as required by the Board.
- (iv) at least one observation well must be monitored in the same aquifer (349, 350). This has not been done. Cassiar is unaware what aquifer is under the Subject Property.
- (v) Not applicable at this time
- (vi) extraction from the wells will not negatively impact the water supply of the neighbouring wells. Cassiar did not perform the requirements of the Board noted above, yet; they conclude that there will not be a negative impact on the surrounding wells.

Cassiar also has failed to take into account all of the proposed developments drawing upon Aquifers 349, 350 and 351.

The Board owes a duty of care to the current well owners and this Bylaw should not proceed to Final Adoption.

Respectfully Submitted,

Wendy Webber
7765 McLennan Road,

Archived: October 3, 2024 8:23:46 AM

From: [Marie Schweb](#)

Sent: October 3, 2024 8:08:24 AM

To: [RDNO Public Hearing](#)

Subject: Delegated Public Hearing: Zoning Amendment Bylaw No. 3009- Forsberg Road, Electoral Area “C” (File No. 21 - 0252-C-RZ

Sensitivity: Normal

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Sent from my iPhone

Delegated Public Hearing: Zoning Amendment Bylaw No. 3009– Forsberg Road, Electoral Area “C” [File No. 21-0252-C-RZ]

As we are unable to attend this Hearing we are addressing our concerns by email to you !

We would like to know the full details addressing our Serious Concerns of All the Infrastructure & Impacts this will have on the Condition of Forsberg Road, all Water Concerns & all Septic Systems for us Existing Residents !!

Forsberg Road is in Terrible Condition!, and needs a Complete Overhaul for the Entrance & Exiting , Road Sloughing & Road Dips & Road Grades as well as an “Emergency Exit”!! Already EXTREMELY UNSAFE !!

How will Forsberg Road be impacted by all this Extra Traffic of a Subdivision, & Building & Equipment being used to do the all Work Exhausting the Terrible Condition of our road even more !

The Road Maintenance Crews already do not do a Sufficient Job , & rarely show up without Multiple phone calls from us residents to them !!

We are still waiting to see improvements regarding the Unsafe Road Area of the New BX Trail on Forsberg Road , which is on a Blind Spot with no warning signs before & after the corner it is on ! Vehicles are parking randomly everywhere on our road with people Children & pets all over the blind spot on our road !

Extremely Unsafe !! An Accident is enviable soon !

Also there are No Bathrooms or Garbage Bins placed anywhere !!

Will Forsberg Road be Paved !??

Will Forsberg Road be Maintained Regularly !?

Water is a Such a Major Issue ! !

Where will it come from ??!

We are all on Well Systems !

Will The City of Vernon include City Water being hooked up to ALL The Property’s on Forsberg Road !?!,

How will this Impact our Septic Systems ?!

This will be Impacting all of us Existing Residents & Properties that are all living here now !

We are giving “Karl Marsden“ Permission to speak on our behalf’s & Express all Concerns as we have already had an existing meeting with him & with the residents living on this road !

Sincerely,

Rendall Schweb
Marie Schweb
8765 Forsberg Road
Vernon, BC
V1B 3M6



Archived: October 3, 2024 8:45:27 AM

From: [Karl Marsden](#)

Sent: October 3, 2024 8:19:16 AM

To: [RDNO Public Hearing](#)

Subject: Fwd: Forsberg Rd turn off

Sensitivity: Normal

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For public hearing at 2pm Oct 3 with respect to rezoning on Forsberg Road for speech by Karl Marsden and Ranveig Paulsen residents of 8745 Forsberg Road, thank you

Sent from my iPad

Begin forwarded message:



Karl Marsden

Associate Counsel, Cherkowski Marsden LLP

P: 250-308-0338 | F: 250-308-0348

E: KarlM@cmlawyers.ca | W: www.cmlawyers.ca

A: Vernon Office: 201, 2928 – 29 Street, Vernon, BC V1T 5A6

Salmon Arm Office: 351A Alexander Street NE, P.O. Box 789, Salmon Arm, BC V1E 4N9

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From: Johnny Lawson <[REDACTED]>

Date: September 26, 2024 at 5:41:12 PM PDT

To: Karl Marsden <[REDACTED]>

Subject: Forsberg Rd turn off





Oct. 2/24

Dear RAND,

I am writing with concerns about the proposed development on the end of Jersberg Rd.

My concerns are the roads.

- Jersberg is an obvious connector. What about fire exits? Greenaway is close but if there is a fire then as a second exit it's too close.

- Water?

The big question is, how much can the aquifer handle before it fails someone else.

Looking forward to the meeting on
Oct. 3.

Thank you

Aeva Low
8526 Silver Star Rd.
Vernon, B.C.
V1B 3M6

Archived: October 3, 2024 9:44:03 AM

From: [anthony friesen](#)

Sent: October 3, 2024 8:48:02 AM

To: [RDNO Public Hearing](#)

Subject: Comments regarding proposed Subdivision (Delegated Public Hearing: Zoning Amendment Bylaw No. 3009–Forsberg Road, Electoral Area “C” [File No. 21-0252-C-RZ])

Sensitivity: Normal

You don't often get email from [REDACTED]. [Learn why this is important](#)

I am presenting these general comments in regards to File No. 21-0252-C-RZ

Submission from: Anthony Friesen

Address: 8544 Greenaway Rd. Vernon BC

In your decision making process, please consider the following:

General notes

I want to start off by saying that I am not categorically opposed to the proposed development. We have the opportunity to live in an incredible area because it was developed at one point. We are talking about 5-acre parcels with a maximum of two homes on each. I think, if done well, this doesn't have to be viewed as all negative. In fact I wouldn't mind the opportunity to subdivide my lot one day if at all possible.

Road Access

1. Based on the referral comments, it appears that the proposed access through Greenaway is the preferred option for the developer, followed by Ladner, and then lastly Dixon Dam. The primary reason for this is likely cost, although do also understand the point of having to drive deeper into a dense forested area in the emergency is not optimal.

2. In the event that access is granted through Greenaway Rd., this would be a significantly shorter route for pretty much all 27 lots then using Forsberg. With that in mind, unless the road is gated, and is only used in emergencies, it would quickly become a high traffic road with potentially more than 100 extra cars per day going down Greenaway. This would drastically alter the current dynamic of the Greenaway Rd community for the worse. Personally I don't love this option, but also understand that a similar argument could apply for any of the proposed options. Based on this understanding, I would encourage restrictions to be put in place to ensure that any of the secondary access roads be gated and used for emergencies only.

3. Greenaway rd. is 600 m away from Forsberg. It is hard to imagine an emergency that would have an impact on Forsberg Rd and not Greenaway Rd or even potentially Lander Rd for that matter. In the event of a Forest Fire, unless it starts within the Forsberg development itself, it is likely that Greenaway Residences would be in the same emergency. In the event of an emergency it is likely that both the houses on Greenaway Rd and Forsberg would be either evacuating up to Silverstar Resort, or down to town. In the case that the fire is below the development, It would make more sense working with Silverstar Resort to develop the emergency escape route off the back of the mountain then having an escape road that essentially ends up in the same spot as the main access point.

4. In my opinion connecting to Ladner Rd would make the most sense with respect to an emergency route out of the area. However, my main concern with this is that it would allow easy access for BC Timbersales to use this as an opportunity to log the 160 acres that the access route going to Ladner would bisect. BC Timbersale already has their eye on this block of land for

what they call 'wildfire reduction'. Based on personal experience I would say please do not be fooled by the term 'wildfire reduction'. It is in their name 'Timbersales'. Their definition of 'wildfire reduction' is very different from what most would interpret it as. They are perfectly fine with telling you what you want to hear until it is too late and the damage is done. I would like the RDNO to consider taking proactive measures and request BC Timbersales to not log this area.

Water

1. Based on the report, all the wells within the proposed development are likely going to be bedrock wells. Therefore the overburden wells on the northside of the BX Creek are likely not going to be impacted. However, it is hard to say whether the deeper bedrock wells would be impacted by the development. There are not very many wells on this side of the valley, and it is fair to say that this area is relatively untapped with respect to groundwater and broad statements on how this will impact neighboring properties is hard to make.
2. They completed two tests on three wells. I took a look at the Ministry data, and only the two upper wells that were tested are registered. The upper two wells look to be well connected and good producers.
3. The third well was drilled to 884 ft and not tested. Based on my experience, You don't spend the money drilling to 884 ft (which is the deepest well in the whole BX area) and then not test it unless the driller indicates that the well is not a good producer. Based on the report, this well is 884 ft deep with a static water level 128 ft. resulting in 756.3 ft of water storage. This is equal to roughly 4,205 liters of water which is below the bylaw amount of 6,550-Liters per day, everyday. Without seeing a pumping test done, I can't say for sure that the well would or would not meet the bylaw requirements, but I have my strong suspicions that it would not. Furthermore, the third well is also at a much lower elevation than the others which both have much higher static water level which indicates that it is unlikely that the third well is readily connected to the same fracture network as the other two wells. From this one could conclude that there is clearly some significant variability in the aquifer, and with the data that we have, there looks to be a potential that some lots will either require multiple drilling attempts to find a viable water supply, or may have to drill a well on an adjacent lot and have an easement that allows access to it.
4. If I were the RDNO, I would take this opportunity to work with the developer to potentially allow for a community water system that would include a reservoir or well network that would allow for a built in fire suppression system with hydrants. Although Fire water buckets along the road have an aesthetic appeal (meant to be funny), having access to a pressurized water distribution system could also come in handy.

Thank you for your time in considering these factors.

Regards
Anthony Friesen