

## Howie Choy

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**From:** Brian Lutz [REDACTED] >  
**Sent:** Saturday, May 3, 2025 11:56 AM  
**To:** Planner  
**Subject:** Re: Catholic Church school project

May 3, 2025

Coldstream Town Planner

**RE: District of Coldstream Official Community Plan bylaw No. 1673, 2015, and District of Coldstream zoning bylaw No. 1838, 2024 amendment bylaw No. 1851, 2024 Amendment No. 1**

**Dear Sir or Madam:**

I became aware of the plans to build a new school on the Catholic Church property located 10050 Middleton Way. We feel that this is a very poor use of the property mainly because of the access and the traffic pattern changes to safely accommodate it. We walk on Middleton Way several times per day and the existing level traffic is dangerous to pedestrians and cyclists. There are no sidewalks or bike lanes and the blind corners are a hazard. There is currently a reduced speed limit that is ignored by most drivers and even by some municipal employees.

The traffic would at least double with the addition of a new school and the access to the school would make it very dangerous to all concerned, especially by the young bikers on their way to Coldstream Elementary School. We find that on Sundays, the traffic is very heavy, and it is confusing to get around. Certainly, some drivers would access the area via Sarsons Road or Aberdeen but that would still leave a substantial volume of vehicles coming off Middleton Mountain and accessing this narrow and winding road through Middleton Way.

The planning dept or council members would simply have to stand outside Coldstream Elementary at the hours of 7:45AM to 8:30 AM, and between 2PM and 3PM to see the volume of increased traffic to that area and the confusion that brings. Coldstream Road is a major road that has accommodations made to handle the excess traffic at certain times of the day. There is nothing in place like this on Middleton Way near the church!

1. What plans do you have to accommodate the traffic?
2. Who's going to pay for the upgrades such as road widening and bike paths?
3. What is the maximum enrollment planned?
4. Can you enter this property from any other road or location?
5. Is there a plan in place to install a traffic light for access off Sarsons onto Aberdeen?

The property should remain at the R2 zoning designation and consider construction of more affordable, multifamily housing. Build much needed homes around the church. From what I understand, the school enrolments are down due to the lack of young families moving into the area. There is no need for another school currently.

We can be contacted via as noted below for further discussion,

Yours truly

Brian & Wendy Lutz, 508 Middleton close, [REDACTED]

Brian Lutz  
508 Middleton Close  
Coldstream BC, [REDACTED]  
[REDACTED]

From: Krissy <[REDACTED]>  
Sent: Thursday, May 8, 2025 2:27 PM  
To: Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>  
Cc: Dustin Gordon <[REDACTED]>  
Subject: Development Application Concerns: 24-007-PRJ (10050 Middleton Drive)

To Whom It May Concern,

Our names are Dustin & Kristina Gordon. We live on Middleton Close and have been following the rezoning proposal, currently in front of Council, by the "Our Lady of the Valley" Church to build a school on Middleton Way. We have serious concerns about the East end of Middleton Way.

The traffic study that was performed, states that traffic will likely double, and we feel that this area was not built to handle that type of traffic. This stretch of road appears to have been designed for vehicle use only. Conflicts between various users of the roadway will occur. There are no sidewalks, no bike lanes, no shoulders; no roadway illumination. Westbound travel from Aberdeen on Middleton Way in its current design has a blind hill. There are a good number of cyclists and pedestrians that put their lives in jeopardy every time they use this section of road. If children within the local catchment area that reside within an area not serviced by school bus service, those children will be expected to walk on a road that was not designed to facilitate safe travel without conflict with vehicles.

Our other concern is the section of road along Middleton Way between Sarsons Road up towards Middleton Close; just West of where the school will be built. This too, is also a poorly designed section of road with the "S" bends and once again, no sidewalks, no bike lanes, and no shoulders. The current speed limit of 30 km/hr is not adhered to as witnessed in our experience walking, biking and driving in this section.

Furthermore, based on our experiences in the area, traffic during drop off and pick up times is severely backed up along roads surrounding our schools. The intersections will also need some considerable thought.

We are not opposed to the addition of the school and believe it will be a fantastic addition to the community. We do feel that these issues noted above NEED to be resolved prior to the school being built to avoid serious injuries. This is an opportunity to improve the infrastructure in this areas to meet our future active transportation goals.

We also trust that the redevelopment of this area would take into consideration further landscaping to meet environmental goals, through planting of trees to consider shading of buildings and parking areas. The current landscaping of church property adjacent is lacking in this area.

Thank you for the opportunity to provide feedback.

Dustin & Kristina Gordon



From: Diana Timms [REDACTED] >  
Sent: Thursday, May 8, 2025 11:41 AM  
To: Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>  
Subject: New School on Middleton Way vs safe walking and biking paths

Hello,

I live on 498 Middleton Close in Coldstream. I am aware that a new Catholic School is proposed for 10050 Middleton Drive. While I am not Catholic and neither are my children, I do see the building of a new school next to the Catholic church as a positive thing. However, I do have major concerns about vehicle, bike and pedestrian traffic on Middleton Drive. I have contacted the District of Coldstream before expressing my concern over the safety of pedestrians and bikers on Middleton Drive.

I drive that Middleton Drive multiple times a day, and it is not safe for pedestrians and bikers! I saw with my own eyes a woman driving an SUV within a foot of hitting a school child on a bike right in front of me. I honked at her until she pulled over. I told her she nearly hit a child. She didn't even know she did it because she was focused on turning and other vehicles, she didn't even look for bikes and pedestrians. The only reason there wasn't a devastating incident that day was the child was paying attention and swerved out of her way.

Coldstream is a community that loves the outdoors and being active. By leaving Middleton Drive the way it is, the district is actively discouraging pedestrians and bikers. If a school is build there, there will be hundreds more people on the road every day, driving, biking, walking.

The Catholic Church and school can certainly provide land for a safe path that would connect Middleton Way to Aberdeen Road. This would serve their Church's churchgoers, students, and families as well as the community they are building in. There will undoubtedly be an enormous increase in vehicle, pedestrian, and bike traffic if they build the school. Something like the path on Kidston Road leading to Red Gate on Kalamalka Park would be appropriate. I realize that a path may have to cross the Middleton Drive as is the case for the path near redgate, but this would certainly be safer than having hundreds of vehicles, pedestrians, and bikes trying to share a

narrow two lane road with no shoulder. It would certainly increase positive feelings towards the Catholic church and school if people who currently run, walk and bike there had a safe place to do it and if the children from our community who do ride their bikes to and from Coldstream Elementary had a safe path to do it with all the inevitable increased traffic.

I understand that there are other properties that would be involved in creating a path that connects Middleton Way to Aberdeen road, but the city owns a large section on the north side, there is a large property on the N and East side of the bend that is away from the road, there is an apple orchard that has just been torn down on the east side of the road, etc.

Please, please do not allow a school to be built on the lot with all the additional traffic unless a pedestrian/bike path connecting Middleton Way to Aberdeen Road is guaranteed.

Thank you,

Diana

From: Michael Timms <[REDACTED]>  
Sent: Thursday, May 8, 2025 11:33 AM  
To: Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>  
Subject: Concerns with Proposed Catholic School

Hi,

I am a resident of 498 Middleton Close in Coldstream. I was made aware of a development proposal to build an elementary school adjacent to the Catholic church on Middleton Drive.

I am happy to support the Catholic church in this project. However, I have grave concerns and cannot support the proposal unless it includes upgrading the nearby roads and adding a sidewalk. Middleton Drive is already too narrow, has a blind curve, and doesn't have a sidewalk or even a shoulder. That road is unsafe for the current traffic and will be a disaster waiting to happen with even more traffic.

Thank you,

Michael Timms

**From:** Brittany Weber [REDACTED]  
**Sent:** Sunday, May 11, 2025 4:39 PM  
**To:** Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>  
**Cc:** CT BW <[REDACTED]>  
**Subject:** Proposed Development Application 24-007-PRJ for 10050 Middleton Dr

Dear Coldstream Council,

I hope this message finds you well. I am writing to express my significant concerns regarding child safety on Middleton Way in light of the proposed construction of a new school in our neighborhood.

The potential increase in traffic that would result from the school's development is a matter of great concern to me. Middleton Way already experiences a considerable amount of traffic, and adding more vehicles to the mix without creating greenways, sidewalks, or bike lanes could pose serious safety risks, particularly for children.

Sidewalks and bike lanes are essential for ensuring the safety of our community's children, especially given the increased traffic. Without these safety measures, children walking or biking to school would be at a higher risk of accidents. Greenways would also provide a safe and eco-friendly route for students, encouraging healthier modes of transportation and reducing reliance on cars.

I strongly urge the council to consider the implementation of these safety measures as part of the school construction plan. Ensuring the safety of our children should be a top priority, and the inclusion of greenways, sidewalks, and bike lanes would significantly mitigate the risks associated with increased traffic.

Thank you for your attention to this important matter. I appreciate your consideration and look forward to your response.

Kind regards,  
Brittany Weber

Brittany Weber BScOT

[REDACTED]

Pronouns: she/her/hers

Website: [REDACTED]

[REDACTED]

**From:** Bob Andrew <[REDACTED]>

**Sent:** Monday, May 12, 2025 10:58 AM

**To:** Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>

**Subject:** Public hearing - 10050 Middleton Drive

Thankyou for the opportunity to submit questions regarding the rezoning of 10050 Middleton Drive from R2 to P1.

My name is Robert Andrew, 9300 Northcott Dr, Coldstream.

Questions:

1. Will the rezoning and construction of a school at 10050 Middleton Drive result in a sidewalk / MUP along the front of the school property on Middleton Drive down to Aberdeen Road in order to improve pedestrian safety?
2. With the rezoning and construction of a school on the property, what potential bylaw impacts are there to adjacent properties to be aware of that property owners must then address?
  - i.e. fencing requirements, numerous properties have swimming pools...
3. Please explain what the setback distance from adjacent property lines will be and what that impacts.
  - What can/cannot be done on the school property within the setback zone?
  - How will the setback zone be contoured to align to existing elevations and grade of adjacent properties?
4. Will there be any elevation / grade changes of the property? Will the current elevation along adjacent property fence lines be modified to then be higher or lower than current elevations? Impact concern if resulting property elevation is higher than adjacent property :
  - i.e. neighbour privacy, view corridor changes and water runoff from the property.
5. Construction timelines:
  - What is the expected duration of the project once it begins?
  - Is there an anticipated start date for shovels in the ground?
  - Is there any requirement to have any dirt piles/holes graded flat within a given timeframe so as to not leave unsightly/hazardous material piles or excavations on the property?

Thank you.

Robert Andrew



**From:** Wesley Miles [REDACTED]  
**Sent:** Monday, May 12, 2025 11:46 AM  
**To:** Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>  
**Subject:** Public Hearing - Letter to Council - OCP and Zoning Map Amendment for Development Application 24-007-PRJ for 10050 Middleton Drive (Lot 2 Plan 40254)

Good morning - please see the attached correspondence for Council consideration.

Thank you,  
Wesley and Jennifer Miles  
10107 Venables Drive  
Coldstream BC

RE: Public Hearing - OCP and Zoning Map Amendment for Development Application 24-007-PRJ for 10050 Middleton Drive

Dear Mayor Hoyte and Councilors:

Thank you for the opportunity to comment on the proposed Officially Community Plan and rezoning amendment. In general, we support our neighbour's plan to add an elementary school and childcare facility onto the existing church as it helps support children and families in our community.

However, the proposed change of use does constitute a significant increase in traffic and activity on the property and proposed site. Presently, the church is usually only active for one or two days a week for weekend services. An elementary school and childcare facility is a Monday - Friday use with significant added vehicle traffic. This along with continued church services is going from weekend use to everyday, Monday to Sunday activity.

The properties are also adjacent to the Agricultural Land Reserve and are subject to an Agricultural Development Permit. This is meant to create a buffer between adjacent properties and related farm uses to the benefit of both parties. Although no intensive agriculture takes place currently on the neighbouring properties, it is possible that this changes in the future. For example, we have only historically leased our fields for hay (grass/alfalfa) which creates some dust and the odd smell if fertilizer is added to the field. However, it is possible the properties are used for more intensive agricultural uses in the future (i.e. apple, cherry or grapes). These crops involve more intensive use of spraying and chemicals which is not ideal next to a school site and play fields.

For these reasons we would like to request that the appropriate agricultural buffer is made a requirement, and ensured by Council to be installed as part of the project. We believe this is a reasonable request and in line with Coldstream's rural/agricultural nature.

Please let us know if you would like to discuss or have any questions for us.

Thank you,  
Wesley and Jennifer Miles

**From:** [REDACTED] <[REDACTED]>

**Sent:** Monday, May 12, 2025 11:43 AM

**To:** Planner <[Planner@coldstream.ca](mailto:Planner@coldstream.ca)>

**Cc:** [REDACTED]

**Subject:** RE: District of Coldstream Official Community Plan bylaw No. 1673, 2015, and District of Coldstream zoning bylaw No. 1838,2024 amendment bylaw No. 1851,2024 Amendment No.1

**Dear Council,**

We are writing to express our serious concerns regarding the rezoning proposal for Our Lady of the Valley Church, which would allow for the construction of a school next to the Church.

Specifically, we are extremely concerned about the current condition of the portion of Middleton Way that winds downward toward the existing Catholic church. According to the submitted traffic study, traffic volume is expected to double if the project proceeds. This is deeply troubling given the road's existing hazards: blind hills, lack of sidewalks, no bike lane, and not even a road shoulder — all of which make it unsafe for pedestrians, cyclists, and other non-vehicular users.

We already observe increasing vehicle speeds along Middleton Way, as our home is directly situated on this main avenue. Adding more school and bus traffic without addressing the road's current shortcomings will only exacerbate speeding and safety issues.

We strongly urge the Town to address these serious roadway and traffic safety concerns before considering any increase in traffic volume due to new development. We are also concerned about the cost of above stated infrastructure for a religious based school as we feel this should not fall on the general public or Coldstream residents.

Sincerely,

Judith and Craig Nyrose

526 Middleton Way, Coldstream, BC