

PUBLIC HEARING NOTES

Bylaw No. 850-18 and Bylaw No. 851-25

Notes of the Public hearing held on Tuesday, October 8th, 2024 at 6:00 PM at the CSRD Office, 555 Harbourfront Drive NE, Salmon Arm, BC, regarding Electoral Area B OCP Amendment Bylaw No. 850-18 and Electoral Area B Zoning Amendment Bylaw No. 851-25.

PRESENT: Chair David Brooks-Hill – Electoral Area B Director – online
Christine LeFloch – Planner III, Planning Services
Laura Gibson – Planner II, Planning Services
Hayley Johnson - Planner I, Planning Services
Brad Payne, IT/ GIS Manager – online
1 member of the public in person
4 members of the public online (including 2 applicants)

The Chair acknowledged that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Sylix Okanagan, Sinixt and Ktunaxa Nations. The Chair noted that the public hearing is being held both in person and electronically then gave instructions on how to get technical assistance during the meeting. The Chair introduced the CSRD staff present and online at the public hearing and noted that he was also participating online. Then the Chair stated that this public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations regarding the two proposed bylaws (BL850-18 and BL851-25).

Following instructions for the public hearing, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Electoral Area 'B' Official Community Plan and Zoning Bylaw Amendments.

The Planner also noted the hearing has been called under Section 464 and the application is expected to be submitted to the Board for consideration at either its November 21st or December 13th, 2024 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted ads for the Public Hearing were placed in the Revelstoke Review on September 26th and October 3rd, 2024. The Planner noted that property owners within 100 m of the subject property were mailed notification of this public hearing.

The Planner gave a short presentation providing background information regarding the proposed bylaw amendments and reviewed the purpose of the bylaws. The Planner also summarized the referral comments received by the CSRD to the public in attendance.

The Chair explained how to use Zoom to provide comments and also noted that written submissions could be provided until the close of the public hearing by sending them to the public planning email inbox.

The Chair opened the floor for comments.

██████████ applicant - noted that they did an archaeology assessment of the property.

██████████ ██████████ – Owns the ██████████ property and has a cabin there. Plans to retire there full time. Has concerns related to noise from the proposed helipad and refueling operations. Asked for clarification regarding the purpose of the helipad and frequency of use. He

also noted that due to recent logging there is no real vegetated buffer along the ALR boundary. He wondered whether natural landscape will be a future feature. He also noted concerns related to traffic on Hwy 23 South particularly people speeding to try to catch the ferry. He has concerns about trucks slowing down to turn into the cardlock station.

█ applicant - responded, saying that they had spoken with one operator who would use the helipad for a max of 6 landings at most per day if the pass were closed. He also mentioned they are talking with a second helicopter company, but the details are not known at this time. Regarding the buffer he noted there are some trees and they will let the grass grow naturally and will add trees along the highway.

█ applicant – noted that they value tranquility and peace too and the intent is not for regular helicopter traffic. He noted that they do not have plans to do anything with the ALR portion of the property and could move the helipad further from the ALR.

█ – noted that when there was heli-logging going on in the area it was dawn to dusk. He understands the benefits of refueling at this site for wildfire operations and medical emergencies. It's the noise that is a concern. He noted that his cabin is 500-600 m from the proposed helipad. For comparison he noted that there are rumble strips on Highway 23 ahead of the ferry terminal and when empty trailers go by they can hear it at their cabin.

█ applicant – indicated that they've had conversations with MOTI about reducing the speed limit sooner on the approach to the ferry terminal. They've also had conversations with a doctor who owns a property nearby and they agree regarding the benefits of having a helipad nearby for medical reasons.

Chair – called for further comments.

█ – noted that widening of Highway 31 at the entrance to the proposed cardlock to reduce safety concerns would be helpful for trucks making left hand turns into this establishment.

Hearing no more representations or questions about proposed Bylaw No. 850-18 and Bylaw No. 851-25, the Chair called three times for further submissions before declaring the public hearing closed at 6:50 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

David Brooks-Hill

Director Brooks-Hill

Public Hearing Chair

C. LeFloch

Christine LeFloch
Planner III