

PUBLIC HEARING NOTES

Bylaw No. 850-21 and Bylaw No. 851-32

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. 850-21 and Electoral Area B Zoning Amendment Bylaw No. 851-32.

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 (applicant)
3 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 (BL850-21 and BL851-32).

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 he has decided to do an Archaeological Overview Assessment of the property to address the First Nations concerns.

████████████████████ Road - stated that he owns property ██████████ the subject property. Noted that Beaton is very rural and off-grid that was established in the early 1900s. It

only has one dirt road into the community. He noted that quiet enjoyment of the area is important to him and that this is not just in reference to noise, but also includes peace in the grandeur of the place. The applicant has already clear cut logged most of the property and while he recognizes that is his right, it's affected his enjoyment and makes him feel sad. He further noted that the applicant is to be commended for choosing to do the archaeological study in response to First Nations. He is opposed to the application due to precedent setting. He feels it is a move towards commercialization of large tracts of land. He welcomes the applicant as a new neighbour and feels that a small cottage or home would improve the currently scarred landscape. He thinks that rejection of the application will contribute to their enjoyment of the land.

Chair – called for further comments.

Hearing no more representations or questions about proposed Bylaw No. 850-21 and Bylaw No. 851-32, 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