

PUBLIC HEARING NOTES

Bylaw No. 840-05 and Bylaw No. 841-10

Notes of the Public hearing held on Wednesday, February 19, 2025 at 6:30 PM at the Sicamous & District Senior's Centre, 1091 Shuswap Avenue, Sicamous, BC, regarding Electoral Area E OCP Amendment Bylaw No. 840-05 and Electoral Area E Zoning Amendment Bylaw No. 841-10.

PRESENT: Chair Rhona Martin – Electoral Area E Director
Jan Thingsted – Planner III, Planning Services
Michelle Wang – Planner I, Planning Services
Christopher Nicholl - Information Technology Coordinator

10 members of the public - 0 in Zoom - 10 Members total

Chair Martin called the Public Hearing to order at 6:33 pm. The Chair gave instructions on how to get technical assistance during the meeting. The Chair introduced the CSRD staff present at the public hearing. The Chair then stated that the 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 (Bylaw No. 840-05 and Bylaw No. 841-10).

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 E Official Community Plan and Electoral Area E Zoning Bylaw Amendment.

The Planner also noted that the hearing has been called under Section 464 and that the applications will be submitted to the Board for consideration at its April, 2025 meeting. The Planner explained the notification requirements set out in the Local Government Act and the CSRD's Public Notice Bylaw No. 5893. Property owners within 100 m of the subject property were given written notification of this public hearing 10 days prior to the meeting date.

The Chair announced that the public hearing will start regarding Bylaw No. 840-05 and Bylaw No. 841-10.

The Planner provided background information regarding the proposed bylaw amendments and reviewed the purpose of the bylaws. The Planner also provided a summary of the referral comments received by the CSRD.

The Chair explained how to make comments both in-person and for those attending via zoom. The Chair then opened the floor for comments at 6:55pm:

- [REDACTED]
 - o She noted that her property used to receive subsurface water in a reservoir, but that it dried up after the subject property was logged.
 - o She was unsure if this situation was a coincidence, or if it was caused by the timber harvesting.
 - o She noted that water began returning to the reservoir last June.
 - o She hopes that the future subdivision will not disturb the reservoir again.
 - o She clarified that she was not opposed to the development and noted that the applicants have been generally careful and considerate.

- [REDACTED]
 - o Inquired about how the extension of Cowan Road into the subject property will be designed and maintained.
 - o The Planner explained that any road improvements would be determined by the Ministry of Transportation of Transit, not the CSRD.
 - o She later asked questions about Secondary Dwelling Units (SDUs) and if additional dwelling units would require separate servicing.
- [REDACTED] – verbal and written submission
 - o Submitted a written submission to the same effect as her verbal comments:
 - Note: contrary to her written submission, her property is [REDACTED] of the subject property, not [REDACTED]
 - o She explained that her aquifer currently receives water from Isaacs Creek, which supplies water to her livestock and greenhouse (she owns [REDACTED] Farm).
 - o She noted that Isaacs Creek runs through three of the properties proposed to be redesignated as Medium Holdings (MH) and expressed concerns that future development could negatively impact her water source.
 - o She also asked if the new owners would have to install their own wells.
 - o The Planner clarified that each parcel would require its own servicing and that a preliminary hydrogeology assessment report was provided after first reading that noted sufficient water availability for the proposed parcels.
 - o Her written submission also asked if she should apply for a water license on the creek, to help her "cause for the water".
 - o Later in the discussion following the questions about SDUs and short-term rentals (STRs), [REDACTED] asked what the timeline for the sale of properties would be.
 - o The Planner responded that time is still required to complete the bylaw amendments, development permits and subdivision process.
- [REDACTED]
 - o Inquired about what uses would be permitted given the new designations and zoning, and what kind of traffic it might bring to the area.
 - o She inquires if auto/mechanic/vehicle storage uses would be permitted.
 - o Director Martin mentioned that SDUs would be permitted.
 - o The Planner clarified that the proposed zones would permit residential use and accessory uses including home occupation.
- [REDACTED] – verbal and written submission
 - o [REDACTED] stated that she has a water supply pipeline running through the subject property from a creek on Crown land and expressed concerns that a future subdivision would affect their water supply.
 - o She asked if Cowan Road would be improved in the process of expanding the road into the subject property.
 - o The Planner noted that the waterline concern would need to be addressed at the time of subdivision. He also explained that any road improvements would be determined by the Ministry of Transportation of Transit, not the CSRD.

Hearing no more representations or questions about proposed Bylaw No. 840-05 and Bylaw No. 841-10, the Chair called three times for further submissions before declaring the public hearing closed at 7:20 pm.

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

Original Signed by

A handwritten signature in black ink, appearing to read "R. Martin", written over a horizontal line.

Director Martin

Public Hearing Chair

A handwritten signature in black ink, appearing to read "Jan Thingsted", written over a horizontal line.

Jan Thingsted

Planner III