

PUBLIC HEARING NOTES

Bylaw No. 168-01

Notes of the Public hearing held on Wednesday May 28, 2025, at 6:00 PM at the Golden Senior Centre, 1401 9 St. S, Golden, BC, regarding Highway Planning Area Amendment Bylaw No. 168-01.

PRESENT: Chair Karen Cathcart – Electoral Area A Director
Ken Gobeil – Senior Planner, Planning Services
Christine LeFloch – Planner III, Planning Services
Brad Payne – Manager, Information Technology

24 members of the public- 3 in zoom- 27 Members total

Chair Cathcart called the Public Hearing to order at 6:05 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. 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 amending bylaw.

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 Highway Planning Area Amendment Bylaw No. 168-01.

The Planner also noted the hearing has been called under Section 464 and the applications will be submitted to the Board for consideration at its July 17, 2025 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted property owners and tenants in occupation within 100 m of the subject property were given notification of this public hearing 10 days prior to the meeting date.

The Planner provided 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 participation on how the members of the public can make comments both actually in attendance at the hearing as well as who is attending via zoom. The Chair opened the floor for comments and explained how to do so using Zoom or written submissions using the public planning email inbox.

██████████, ██████ Big Bend Hwy:

- Noted that she is speaking on behalf of ██████████.
- Asked if the bylaw amendment is adopted and the property is subdivided in the future, how roads are maintained and services provided. Specifically mentioning ambulance, police and firefighting services. They noted that the increase in population will increase traffic and local crime.
- Asked if consideration will be made for wildlife corridors for future development.
- Noted that there are other new developments in the area and asked who will be responsible for road upgrades.

- They are concerned about the water availability in the area and impacts to their well if the bylaw amendment is approved and lots are subdivided.

Ken Gobeil, Senior Planner responded that the Ministry of Transportation and Transit is responsible for roads and maintenance in the CSRD. They also noted that Ministry of Transportation and Transit approval is required for this bylaw amendment application, and that a Commercial Access Permit will be required for any commercial development. It was noted that the Ministry of Transportation and Transit requires a restrictive covenant registered on title to remind future developers about the Commercial Access Permit requirement.

Ken Gobeil also explained that the Provincial Approving Officer has the authority for subdivision approvals and that as part of their review they would look at the state of existing infrastructure.

Ken Gobeil noted that he can follow up with the other questions after the hearing is closed.

Chair Cathcart asked the applicants (who were attending electronically via Zoom) if they would be able to stay online at the close of the hearing to answer technical questions that the public may have.

, No Address:

- Submitted an email at 6:22 pm noting that Pinnacle Lifestyles Resorts Inc is in support of the proposed bylaw amendments.

Hearing no more representations or questions about proposed Bylaw No. 168-01, the Chair called three times for further submissions before declaring the public hearing closed at 6:25 pm.

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



Director Cathcart

Public Hearing Chair



Ken Gobeil

Senior Planner