

2020 March 12
Board Meeting

To: Central Coast Regional District
Bella Coola, B. C.

February 11, 2020

Attention: Board

RECEIVED AT FRONT DESK

FEB 11 2020

Central Coast Regional District

Re: Tom & Dolores Vosburgh
Vosburgh Farms - Firvale
4275 Mackenzie Hwy 20

We have 100+ acre farm and lease the 100+ acre farm to the west of ours. We raise cattle for beef, hay, and between the two farms have one of the largest fruit orchards in the valley. We graze our cattle on all of the land that is not in hay crop.

At the east of the property there is a creek (Ratliff Creek/Firvale Creek) which runs from the mountain on the North side of the valley. This creek blows out when we have extreme heavy rain in a short period. It is across the road to the North from the school bus turnaround (which is on our property). The creek runs under the highway through two large culverts and on down to the Bella Coola River. When the creek blows out it deposits approximately 2000 cubic meters of rock and debris, and causes erosion to the East of the property on the North side of the highway at the base of the mountain. That property is 4330 Mackenzie Hwy 20. It has a house on it that is in direct line of creek. A Geotech from Ministry of Transportation told me 3 years ago, that it could be as few as two more events that it would take out the house. This property changed hands about a year ago (as it has many times in recent years). The new property owners were made aware of this fact and purchased regardless. They were not from Bella Coola and obviously had no idea of the power and force when this creek does blow out and obvious inevitable results. October 25, 2019 we had such an event and the creek

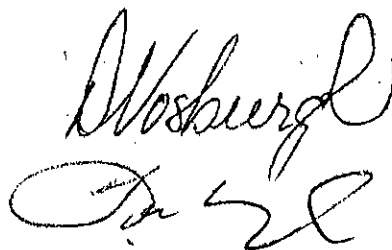
blewout ,depositing a couple thousand cubic metres of rock and debris on the North side of the Highway and roaring through the culverts ,a small amount came West onto our property, which we have done our best to ditch and handle the overflow. After this wake up call the new owners hired an excavator owned and operated by Tim Case (from Firvale)and did a major excavation redirecting the creek above them up the mountain to the West to protect their home. The result of this was not good! We had another heavy rain and blowout in November 16,2019. Not one gallon of water went down the old route and through the culverts, it all came west overland and underground roaring onto our farm. It took out a road we have to our grazing area (below the highway), took out two irrigation dams, eroded a section of fence , plugged our culverts and left a portion of our hayfield covered in wood, debris and silt.

This creek has to be put back in its original path(and should not be payed for by the taxpayers) no water will go where it used to again. This will cause major highway washout and damage to our farm.

A friend called me this week and asked me if I had checked out website for Firvale Wilderness Camp. What the heck! I thought this should require re-zoning. I thought a study should have to be done due to the proximity of this water shoot. I thought neighboring properties had a say in re-zoning . A Tourist Lodge does not fit in this location, we will have a constant battle with trespassing to the river and the properties in general.

We are not against tourism in the valley and recognize the opportunities it is bringing to the community. We feel that it is not right for someone to move to the valley and do what they want without any regards as to their impact on a 100+ year farming community. We also thought that the Nuxalk would have some say in these ventures.

Please advise us of any actions that the Regional Board can take to resolve this issue. We look forward to your response ASAP.

A handwritten signature in cursive script, appearing to read "Vosburgh" on the top line and "Tom & Dolores" on the bottom line.

Thank you,
Tom & Dolores Vosburgh

2021 February 10-11
Board Meeting

From: Nancy Atkinson [REDACTED]
Sent: 1/12/21 4:29 PM
To: jkennedy@ccrd-bc.ca
Subject: New Business development in Firvale

Dear Ms. Kennedy, I am writing to you as a resident of Firvale to inquire if the Regional Directors will address the situation at [REDACTED].

The owner has begun an extensive commercial enterprise consisting of all new all inclusive cabins, domes, septic field, lodge etc. This was brought to my attention because I have appealed at BC assessment because my home at [REDACTED] -which has remained the same since it was built in 1975- has been assessed at twice the 2021 rate for the average rural Bella Coola property. In spite of a considerable investment in infrastructure at [REDACTED] the owner of this business is being taxed solely on a single residential family dwelling and his 2021 assessed value rose by a mere (roughly) \$30,000, a sum which is lower than assigned to my property.

He has also upgraded the value of this property at the expense of his neighbours by having an excavator divert a mountain creek so that in floods, instead of coursing through very large under highway culverts, it now flows onto the land around him -destroying fields, driveways, causing a sinkhole to begin and blocking the highway costing an untold amount to clear the debris. This diversion may also -because all this water now no longer flows into the river -raise the water table which affects us with even worse than usual flooding as the surrounding fields now must drain through our property and not into the river.

It is my understanding that local government is responsible for enforcing bylaws regarding the illegal diversion of water courses so I hope that you will be able to rectify this situation. I also hope you will investigate the operation at [REDACTED] of a commercial enterprise on residential land at a residential tax rate. Thank you for your attention, Sincerely, Nancy Atkinson

Sent from my iPad

2021 May 14
Board Meeting



Central Coast
REGIONAL DISTRICT

P.O. Box 186, Bella Coola, B.C., V0T 1C0

REQUEST FOR DECISION

Telephone 250-799-5291 Fax 250-799-5750

To: Courtney Kirk, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse, Planning Coordinator
Meeting Date: May 14, 2020
Subject: Vosburgh Property Report

Recommendation:

THAT the Board of Directors of the Central Coast Regional District receive the report;

AND THAT Administration is directed to write the property owners to ask for more information about the nature of land use, particularly the Airbnb advertised use;

AND THAT Administration inform the property owners of the current zoning bylaw and permitted R1 uses restricting home occupation rentals to 20% or less than 50 square meters of their property;

AND THAT Administration is directed to further correspond to with the Vosburghs with the same information.

Issue/Background Summary:

The Vosburghs wrote a letter to the Board on February 11, 2020 requesting assistance. According to this correspondence, the owners of a nearby property redirected the Ratcliff/Firvale Creek which took out a road, two irrigation farms, damaged a fence and plugged the Vosburgh's culverts. The owners of the property that diverted the creek also run an Airbnb.

The Ministry of Transportation and Infrastructure (MOTI) was contacted. MOTI relays that the most they can do is accommodate the diverted water by ditching and putting in a culvert. MOTI stated that they asked the concerned property owners to reach out to Forests, Lands, Natural Resource Operations (FLNRO). At the time of this report Administration is awaiting information from FLNRO.

Lidstone & Company was consulted with respect to the implications of CCRD's zoning bylaw on the change of land use. On its face, there is not a clear breach of zoning requirements. The following summary relates to this issue:

Home occupations are a permitted use of the property in question, per s. 4.9 of the Zoning Bylaw and s. 8.1(7). While there are some conditions associated with conducting a lawful home occupation, in my view each of these conditions can potentially be met where a property is rented out on Airbnb:

4.9.1

- a. and (b) the activities are conducted within the dwelling unit and potentially an accessory building in the R-1 zone;
- b. does not involve exterior storage associated with processing products;
- c. cannot exceed the greater of 20% of the gross floor area or 50 square metres [this provision may be being contravened at the property in issue, if the entire dwelling is rented out, and it is larger than 50 square metres]

4.9.2

- a. is conducted by residents of the dwelling
- b. not more than 2 non-family members are employed on the premises

I also note that additional permitted uses in the R1 zone include residential camp, and campground use, and accessory buildings and uses. Both the residential camp use and campground use allow for accommodation of others on the property – the residential camp use is dormitory style accommodation of work crews, and campground use allows tents, campers and travel trailers.

The CCRD specifically defines and permits traveler accommodation use in the C1 zone, but in my view this is not determinative, because traveler accommodation use involves accommodation in motels, hotels or cabins, and therefore does not capture Airbnb of one's single family dwelling (or part of it).

Policy, Bylaw or Legislation:

Bylaw 71, Bella Coola Valley Zoning

Financial/Budgetary Implications:

N/A

Time Requirements – Staff and Elected Officials:

Minimal

Submitted by: _____
Evangeline Hanuse, Planning Coordinator

Reviewed by: _____
Courtney Kirk, Chief Administrative Officer

2021 June 10
Board Meeting



To: Courtney Kirk, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse, Land Use Planning & Community Development
Coordinator
Meeting Date: June 10, 2021
Subject: Firvale Wilderness Camp, 4330 Highway 20
Legal Description: Lot A, Section 25, Township 6, Range 3, Coast
District, Plan 31244

Recommendation:

THAT the Board of Directors of the Central Coast Regional District receive the Firvale Wilderness Camp Planning Report.

Background:

Firvale Wilderness Camp provides boutique style accommodations in glamping domes and A-frame cabins, including a cookhouse. The website reports that the camp can host 8-14 guests. There have been requests of the CCRD to look at the zoning of this property.

Location and Context:

The property is located about 40 kilometers from town and is a 30 minute drive from downtown Bella Coola. Firvale is 5 minutes from Tweedsmuir Provincial Park. The Firvale area is covered by CCRD Area C.

The property is not in the Agricultural Land Reserve but is in an alluvial fan area according to the 2010 Bella Coola Valley Official Community Plan Environmental Hazard Map. The surrounding land use includes residential and agricultural.

The Property:

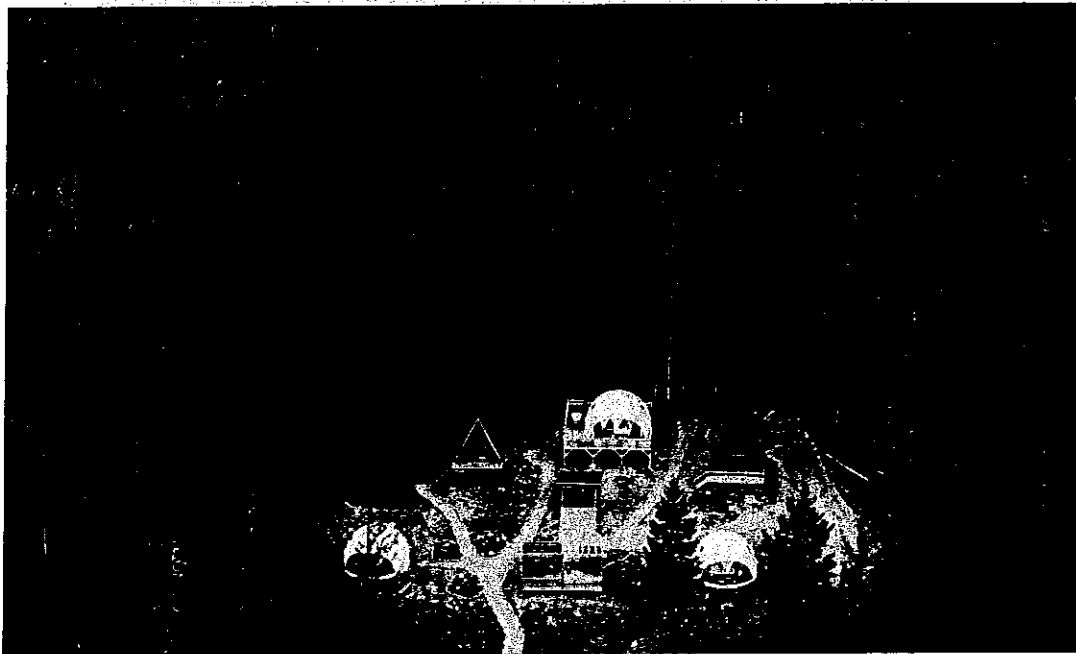
The 13.26 acre (5.37 hectare) property is located on 4330 Highway 20. BC Assessment data for the property indicates there is a one storey, 1058 square foot, 2 bedroom 1 bathroom house on the property, built in 1980.

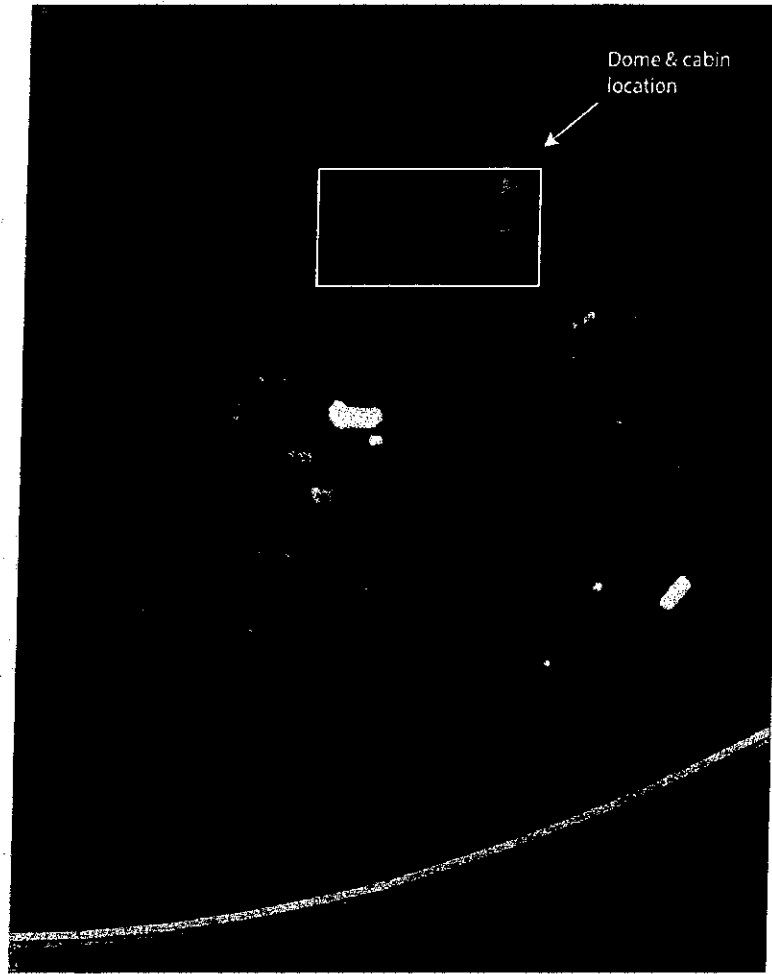
The property has existing facilities with road access for maintenance and the power has been upgraded and brought up to code.

In respect to the OCP s. 3.8.1 and the natural environment, the OCP acknowledges that the protection of the natural environment in the Bella Coola Valley will largely be the responsibility of the Federal and Provincial Governments. However the regional district

recognizes the need to live, work and recreate in a clean, healthy environment and is committed to protecting natural areas for the habitat of fish and wildlife and for the enjoyment of its residents and ecotourists within the extent of its authority. The regional district also recognizes that a balance needs to be struck between environmental protection and economic development, as both are essential to achieving the long term vision for the Valley.

All of the buildings constructed on the property are further than 15 m from the "natural boundary" of a water course and 30 m from any designated "water course" in an alluvial fan. All new buildings have been constructed 0.6 meters above the "flood construction level" as defined in the Zoning Bylaw 71 s. 2.0.





Official Community Plan:

The Official Community Plan (OCP) designation on the property is Rural (R). The land is not located within a Primary Settlement Area. The Bella Coola Townsite, Hagensborg and Nusatsum areas have been designated as the Primary Settlement Areas. Land outside of the Primary Settlement Area that is not situated within the Agricultural Land Reserve has been designated as Rural.

Under the General Approach to Commercial Development in OCP section 3.3.1, it is acknowledged that "New commercial development will likely be a result of tourist commercial opportunities..." The approach is to direct commercial development to a Primary Settlement Area "with the possible exception of tourist commercial development that requires close proximity to a recreational amenity such as the ocean, a river or a mountain setting, and service commercial that would benefit by being in close proximity to the airport."

The OCP also states that new commercial development should meet the following criteria:

- Is compatible with the surrounding land uses
- Can be adequately serviced with water supply, sewage disposal, roads and fire protection

- Provides the necessary buffers to minimize impact on adjacent lands and riparian zones where applicable
- Can demonstrate that the commercial activity will create local employment and enhance local service delivery

In addition, the development of new commercial sites along Highway 20 will be required to be designed in such a manner that avoids a strip commercial appearance. The above photos show that the cabins and domes are situated a distance from the highway that avoids the "strip commercial appearance".

Land Use Bylaw:

As noted above, the property is currently zoned R-1, Large Holdings District.

The requested District, C-1, General Commercial District, permits the following uses: commercial use, assembly use, entertainment use, traveller accommodation use, dwelling units located within a commercial building, accessory residential use, and accessory buildings and uses.

The Zoning Bylaw contains an extremely broad definition of commercial use. It is defined as "a use providing for the selling of goods and services including restaurants, cafes, bowling alleys, amusement arcades, pool halls, bakeries and associated ancillary services; the servicing and repair of goods, office functions, retail sales, wholesaling incidental to retail services, warehousing and repair of automobiles, gasoline sales, household services and all associated repairs, other personal and non-personal services, administrative, commercial and professional offices, premises licensed to sell liquor, excludes manufacturing, salvaging, the selling, servicing and repair of industrial and agricultural machinery.

Rationale for Application:

The owners of the Firvale Wilderness Camp were asked by the CCRD to apply to rezone their property and have taken those steps. The application and fee were submitted and received on January 19, 2021. The proposal is to rezone from R-1 Large Holding District to C-1 General Commercial District. The current owners of the camp are Robert and Jennifer Sherlock.

Firvale Wilderness Camp provides unique tourist or traveller accommodation. Its website states that the Camp has teamed up with local tour operators to provide packages. Meals and snacks are included which highlight local farm to table ingredients. Travel packages include pick up and drop off at the Bella Coola Airport. The Camp can accommodate small private weddings, elopements, birthdays and family getaways. Amenities include a cookhouse with a dining area, and indoor and outdoor kitchen options.

The Sherlocks are funded by Cariboo Chilcotin Community Futures, which is a government funded program that supports business growth in rural communities. They are working with the Nuxalk Nation to set up a relationship involving employment and small business mentoring. Steps are taken for the Camp to practice responsible bear awareness and bear

safety. Fire hazard removal steps are continuously undertaken by brush clearing and road maintenance.

In accordance with Bylaw 302, the Bella Coola official Community Plan, the owners of the Camp is committed to preserving and protecting the natural setting of the Valley. The owners have also sourced local materials for their Camp and used local contractors. Part time and full time opportunities will be available and efforts continue to work with the Nuxalk Nation moving forward.

The business is currently operating under the R-1 "Campground Use". The proposal to rezone to C-1 permits traveller accommodation use and accessory residential use.

"Campground use" means a use providing designated sites for the accommodation of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of trailer, campers and tents, and residential camp use.

"Traveller accommodation use" means a use providing for the accommodation of the travelling public in motels, hotels or cabins and includes restaurants, cafes and other services and entertainment uses associated with motels and hotels.

"Accessory residential use" means a use accessory to an agricultural, forestry, commercial, retail, assembly, civic, traveller accommodation, entertainment, gravel processing, log sorting, industrial, transportation, or campground use, where a building is used for one dwelling unit for the accommodation of an owner, operator, manager or employee on the same lot as that on which the use occurs.

Referral Responses:

At the time of finalization of this report, the status of referral responses are below:

1. Nuxalk Nation – Noted no conflicts
2. Archaeology – A RAAD (Remote Access to Archaeology Data) database search of the property noted no known archaeological sites
3. BC Parks – Noted no concerns
4. MOTI – A highway use permit was requested of the owners to fill out. A highway use permit is needed to create access to a highway, to construct, repair or maintain works, or hold an event on or along a provincial highway right-of-way. The Ministry of Transportation and Infrastructure manages provincial highways and has authority to make decisions about what kinds of activities may take place on highway right-of-ways. The highway right-of-way includes the travelled portion of the road, the shoulder area and highway bridges and structures.

5. FLNRO – No comments, and previous matter with the site is deemed closed.
6. VCH – No response received

Community Responses:

There have been concerned communications from Firvale residents to the CCRD regarding the Firvale Wilderness Camp.

There are various discussions about a creek near the Camp property that fall under the scope of the Ministry of Forests, Lands and Natural Resources and the Ministry of Transportation and Highways. MOTI stated that they asked the concerned property owners to reach out to FLNRO.

The back and forth issues between the property owners and concerned Firvale residents is better suited between MOTI and FLNRO at this point in time.

Next Steps:

The Board reviews this report and determines whether or not the rezoning should be advanced. At this time the Board may:

- Authorize the preparation of the Rezoning Bylaw, establish the prerequisite conditions and advance the bylaw to *First* and *Second Reading* and a Public Hearing
- Require that changes be made to the proposal
- Request that additional information be provided
- Reject the application

Policy/Bylaw:

Bylaw 71 – Bella Coola Valley Zoning

Bylaw 302 – Bella Coola Official Community Plan

Options for Consideration:

1. Proceed with rezoning from R-1 to C-1
2. Direct staff to obtain additional information from the applicant or request changes to the proposal
3. Deny the application

Recommendations:

1. THAT the Board of Directors of the Central Coast Regional District receives the Planning Report regarding the Firvale Wilderness Camp
2. THAT the Board of Directors of the Central Coast Regional District directs Administration to prepare a Rezoning Bylaw
3. THAT the Board of Directors of the Central Coast Regional District directs Administration to schedule a Public Hearing.

Submitted by: _____
Evangeline Hanuse, Land Use Planning
& Community Development Coordinator

Reviewed by: _____
Courtney Kirk, Chief Administrative Officer

July 1, 2021

Central Coast Regional District
626 Cliff Street, Box 186
Bella Coola, BC V0T 1C0

Attention: Board of Directors

Re: Firvale Wilderness Camp – Our Response to Letters from Neighbours

This letter serves as a response to the letters sent by Tom & Dolores Vosburgh and Nancy Atkinson with respect to the intended use of our property located at 4330 MacKenzie Highway, Firvale, BC. We will address each issue raised in turn.

Ratcliff Creek:

Our cottage does not sit *directly* in the path of Ratcliff Creek; rather, it sits approximately 100 metres to the east. *Figure 1* below, a map provided by the Provincial Government of British Columbia, shows the location of Ratcliff Creek and the flood protection work that was performed to ensure that Ratcliff Creek does not erode or further damage our property.

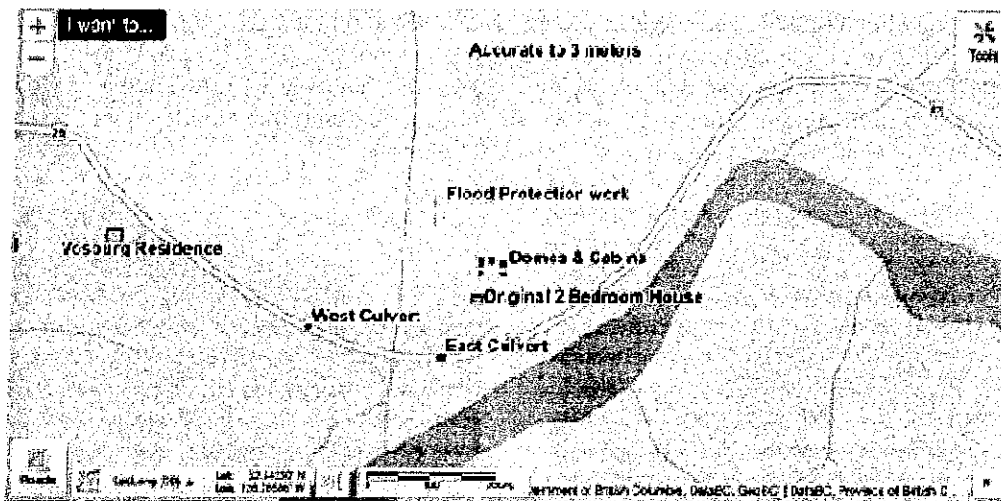


Figure 1 – Provincial Government of British Columbia Map

Contrary to what both the Vosburghs and Ms. Atkinson allege, the majority of the water flowing through Ratcliff Creek flows through the east culvert (see *Figure 1* above). During extreme rain events and rapid snow melts, the water can flow through the west culvert or over the highway itself due to poor highway maintenance of culverts. Most of the time, however, and as you can see in the photographs below (both taken in June 2021 during the extreme heat wave and subsequent rapid snow melt), Ratcliff Creek flows entirely through the east culvert (see *Figure 2* below), not the west culvert (see *Figure 3* below).

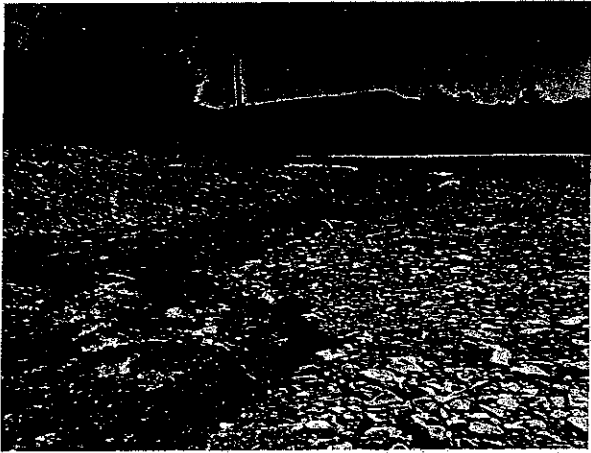


Figure 2 – East Culvert (June 2021)



Figure 3 – West Culvert (June 2021)

In November 2019, we contacted Pat Gunderson, the foreman for Dawson Road Maintenance, to inform him the two culverts were blocked by debris and that excess water from Ratcliff Creek would flood the highway and overwhelm both culverts. Within a week, Mr. Gunderson toured our property and presented a plan to the Ministry of Transportation and Infrastructure, which called for the clearing of the debris blocking the culverts and the removal of fill from above the highway to prevent the culverts from becoming blocked in the future. Since their removal of debris (250 dump truck loads) there have been no issues, even in high water events (see Figures 4, 5, and 6 below).



Figure 4 – East Culvert before MOTI work



Figure 5 – MOTI work clearing East Culvert

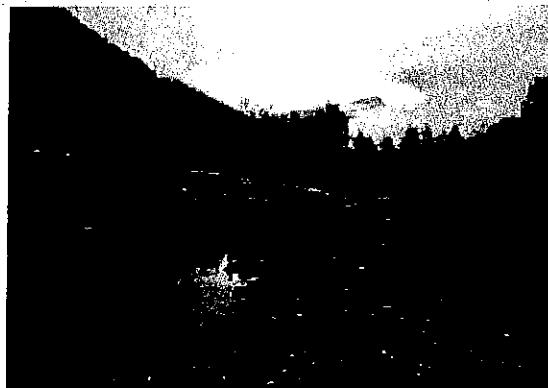


Figure 6 – Ratcliff Creek near East Culvert (Oct 2020)

We have also been in close contact with the Ministry of Forestry, Lands, Natural Resource Operations and Rural Development. We welcomed Ministry representatives to our property in September 2020 to review the flood protection work we had performed on our property. We were given the proper paperwork for future work near the creek. The Ministry assured us their involvement in this issue was concluded and that they would continue to monitor Ratcliff Creek to see if any changes need to be made.

The Vosburghs are aware of all of this, having previously made complaints, yet in their letter they present this as a new issue. We respectfully question their motivations here.

Zoning:

We are currently working closely with the CCRD's planning department to either rezone or obtain a variance for our property due to the intended use of our property.

Our property is currently zoned for "campground use", which means "providing designated sites for the accommodation of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants." This description fits the current use of our property.

We have invested significant capital into upgrading the electrical, water and sewage systems on our property to meet all legal requirements. We have, at every available opportunity, used local businesses and workers when performing this work on our property.

We are committed to the advancement of sustainable tourism in the Bella Coola Valley. Our small "glamping" operation is safer, far less impactful, and beneficial to our community than a traditional campground or a hotel.

First Nations Consultation:

We respectfully acknowledge that our property is located on traditional Nuxalk territory. Through the short time we have lived in the Bella Coola Valley, we have built excellent relationships with the First Nations community. We are fully committed to continuing and growing these relationships and have been consulting and working with local First Nations leaders to create tourism initiatives. We would love to see stronger Nuxalk representation and revenue in the local tourism industry and believe we can help with this.

Trespassing:

We inform our guests of the areas in the Bella Coola Valley where they should not go and we will continue to do so. We are happy to provide signage, though the Vosburghs already have multiple prominent signs in the areas that border their property.

Property Taxes:

We can offer no insight with respect to the rising property tax assessment for Ms. Atkinson, though her blaming our presence in the Bella Coola Valley for rising property taxes is misplaced, at best. We wish her luck with her property tax appeal process.

Conclusion:

We have strived to create an inclusive environment where all are welcome. We have given and received so much support from this community during such a prolonged period of crisis.

We are not "an extensive commercial enterprise", as Ms. Atkinson alleges. We are a small business focused on the promotion of sustainable, responsible tourism in the Bella Coola Valley.

We are not opposed to coming to mutually-agreeable solutions to the issues that Ms. Atkinson and the Vosburghs have put forward, but we have found it near impossible to appease the Vosburghs, who are openly hostile to us and petition to destroy what we have built.

We wish to peacefully coexist with our neighbours. Hopefully we can.

Robert & Jennifer Sherlock
Firvale Wilderness Camp

Evangeline Hanuse

From: Tresyre Nash
Sent: April 29, 2021 10:13 PM
To: Evangeline Hanuse
Subject: Firvale Wilderness Camp

Hey Evangeline,

Just wanted to email in support of Firvale Wilderness Camp as I've had an awesome experience staying there and think Bobby & Jen are responsible enough to abide by whatever rules are in place for their zone.

Thanks,
Tresyre

Evangeline Hanuse

From: Jonny Bierman
Sent: April 28, 2021 9:42 AM
To: ehanuse@ccrd.ca
Subject: Letter of support, Firvale Wilderness Camp

To Whom It May Concern:

I hope this email and letter of support finds you well – I wish to send a letter of support for Jen, Bobby, and their business Firvale Wilderness Camp. I have known them since the time they started their entrepreneurial journey in the Bella Coola Valley and as a travel writer and values-based destination marketer focusing on the BC market, I can confidently say they have truly put the Bella Coola Valley on the map in the last year and a half, despite only actually being able to be open for 4 of those 18+ months due to travel restrictions.

They provided an exceptional safe, welcoming, and comfortable experience for my partner and I and I have since recommended it to other LGBT+ couples because of how impactful our experience was. But this is just the beginning – Jen and Bobby have been looking out for the community and its sustainable economic development since before they arrived. We went sailing with Great Bear Sailing Adventures for a day and the owner personally told us how Jen and Bobby had saved his season with the amount of business they were able to push his way. The spillover from their personal marketing efforts is also seen with other accommodations in the Valley as we also heard personally from another lodge that had business sent their way when Jen and Bobby's small property was full. They have increased the digital literacy for businesses to model themselves from and always provide support to others when needed.

I believe Jen is now volunteering with Bella Coola Valley Tourism and running their social media account which is seeing the most activity and engagement it ever has since it started. They are very much of the businesses mindset 'collaboration over competition', and that is exactly the energy the Valley and BC tourism industry needs right now and into the future. I would be very hard-pressed to think of another entrepreneurial couple who has done so much in such little time for a local tourism industry, even when the uncertainty of their own business and its income has been on the line due to COVID-19.

I would please ask for your support for Firvale Wilderness Camp in the continuation of their hard work through rezoning them and helping them in any way possible, just as they have been helping their neighbours and community since they arrived.

Many thanks and please get in touch if needed.

Cheers,
Jonny

JONNY BIERMAN He/him/his
FOUNDER & CONTENT CULTIVATOR
Writer + photographer
Sustainable travel expert

Bella Coola Valley Tourism

www.bellacoola.ca

Experience the Adventure!



April 28th, 2021

RE: Letter of Support Firvale Wilderness Camp

TO: Central Coast Regional District
626 Cliff St., Box 186
Bella Coola, BC V0T 1C0

ATTN: Evangeline Hanuse

This letter is to express Bella Coola Valley Tourism's full support of Firvale Wilderness Camp and its owners, Bobby & Jen Sherlock.

In a relatively short span of time, Firvale Wilderness Camp earned a reputation of being among the top accommodations in the valley. Its earned stellar travel reviews for its originality, its accommodating hosts and its modern approach to lodging.

Leading by example, owners Bobby and Jen are respectable, upstanding individuals. Last summer, after reported harassment of highway checkpoint workers, the Sherlocks volunteered to work potentially confrontational checkpoint shifts in an effort to help ease community tensions and show racial unity.

Mr. Sherlock is a BCVT Director and makes considerable contributions to local tourism on social media. Both Mr. & Mrs. Sherlock spend countless hours volunteering to market tourism, local events and the benefits of the valley through online forums. They've brought fresh ideas and an up-to-date perspective on promoting BCVT's brand, which it sorely needed. Through their business, overall our tourism online viewership has expanded. Guests of Firvale Wilderness Lodge also provide steady work for tour guides and other businesses they wouldn't otherwise have.

As an organization promoting regional tourism, the Sherlocks and their Firvale Wilderness Lodge are a huge asset to our valley and our community.

Thank you,

Tom Hermance, *President*
Bella Coola Valley Tourism

Evangeline Hanuse

From: Evangeline Hanuse <ehanuse@ccrd.ca>
Sent: May 5, 2021 10:03 AM
To: 'Anne Ehrlich'
Subject: RE: Letter of Support for Jen & Bobby Sherlock



Hello Anne:

Thank you for your submission. It's not too late.

Respectfully,



Evangeline Hanuse | Umq'umklika
Land Use Planning and Community Development Coordinator
Central Coast Regional District
PO Box 186, Bella Coola, BC V0T 1C0
Telephone: 250.799.5291 Fax: 250 799-5750
Email : ehanuse@ccrd.ca

Web: www.ccrd.ca www.lovecentralcoastbc.com  

From: Anne Ehrlich
Sent: May 5, 2021 9:59 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support for Jen & Bobby Sherlock

Hi Evangeline,

I don't know if it's too late this week to send in a letter of support for Jen and Bobby Sherlock's rezoning application for their Firvale Wilderness Camp. I'm their neighbour in Firvale and would like to put in a good word for them. They are helpful, kind, generous and welcoming as neighbours and as a business. I feel like Firvale is a more vibrant and less lonely little neighbourhood with their camp business here.

All the best,
Anne Ehrlich.
250 982 2924.



May 4, 2021

To Whom It May Concern:

Please accept this letter in full support of Firvale Wilderness Camp's rezoning application and the tourism experience they are offering to their guests in the Bella Coola Valley. Both Jen Thorpe and Bobby Sherlock are well known in the west coast communities of Tofino and Ucluelet as dedicated small business owners and community-focused individuals.

The Chamber had the pleasure of having Jen serve on our board of directors for two years, and in this volunteer capacity she greatly assisted in our mandate to strengthen and support the business community of Tofino. One of her local businesses, Caravan Beach Shop, is the recipient of our Small Business Award. Jen has always brought a vibrant energy to running her two businesses in Tofino and that has not lagged despite her relocation to your region. From what I understand, she has brought the same energy and enthusiasm to the Bella Coola Valley, through volunteer work and promotion of the area.

Bobby is a well-known business owner in Ucluelet, the community directly to the south of us with which we have close ties. His reputation is that of being an ambassador for the region and a purveyor of high-quality tourism experiences.

Jen and Bobby are people you want to have in your community, and I would sincerely hope you support their efforts to open a small business during a very difficult time. I have no doubt having them in your region will bring benefits for many years to come.

Please do not hesitate to contact me should you have any questions about this submission.

Sincerely,

Jen Dart
Executive Director

Evangeline Hanuse

From: Sally King
Sent: April 28, 2021 7:05 PM
To: ehanuse@ccrd.ca
Subject: Firvale Wilderness Camp

Dear Ms. Hanuse,

I hope that you are well despite this challenging year.

I understand that Firvale Wilderness Camp is currently undergoing the process to rezone its property from a campground to commercial property. I just wanted to write to share with you my support of Firvale Wilderness Camp and the positive impact that I believe the camp has had and will continue to have on our local community.

The Camp has been thoughtfully created by Jen and Bobby and is very much in keeping with its surroundings and the natural landscape. Jen and Bobby are clearly invested in the Bella Coola Valley, and have marketed the Camp to a largely untargeted market in the Valley, including the young adult demographic. This deliberate choice has ensured that business has not been re-directed from established hotels in the region, but instead this move has encouraged additional travel to the Valley. In fact, I believe that the Camp's website and social media pages beautifully showcase the Bella Coola Valley and the experiences our community has to offer, which I am sure entices people not only to the Camp itself but to the Valley in general, where visitors can explore and spend locally, benefitting the community financially.

As commercial logging and fishing industries suffer, eco-tourism is certainly becoming more of a focus for businesses within the Valley. Firvale Wilderness Camp continues to partner with a number of locally owned and operated guiding and tourism businesses to encourage local spending and offer adventure packages to their guests. Despite the limited size of the Camp, I imagine that the target demographic of the Camp are those seeking adventure and therefore those willing to pay for the perfect Bella Coola experience, whether that's a bear watching float, a sailing trip to hot-springs or a scenic flight.

Jen and Bobby are a wonderful addition to the Bella Coola Valley and have worked tirelessly to engage with and understand the needs of the community, even offering volunteer assistance to Bella Coola Valley Tourism. They appear to have focused heavily on collaboration and have utilized local resources and worked with businesses within the community at every chance possible along their journey.

My husband and I began our Bella Coola adventure as clients of Firvale Wilderness Camp and thanks, in part, to the beauty and feel of the Camp, and Jen and Bobby's enthusiastic conversations regarding the Bella Coola Valley, we purchased our very first home and became residents of this community. Jen and Bobby really are fantastic ambassadors of the Bella Coola Valley, and have so much to offer this community, not only bringing financial benefits, but as role-models for our youth and mentors for those with dreams within the tourism industry.

Thank you for taking the time to read my letter and if you require any further details, please don't hesitate to reach out.

Kind Regards,

Kynoch Adventures
1896 HWY 20
Hagenborg BC
V0T1H0

CCRD
Cliff Street,
Bella Coola BC
V0T 1C0

April 30, 2021

Attention Evangeline Hanuse (via email ehanuse@ccrd.ca)

RE: Rezoning Property 4330 Hwy 20, dba Firvale Wilderness Camp

To Whom it May Concern:

I am writing this letter in support of property re-zoning of Firvale Wilderness Camp (4330 Hwy 20, Firvale BC), to Commercial Property as requested by property owners Bobby Sherlock and Jen Sherlock Thorpe.

Firvale Wilderness Camp has proven to be an excellent fit in the tourism sector of Bella Coola Valley, offering excellent accommodations in a style and setting unique to the community. Their services are greatly required and appreciated, as under normal (pre-covid) tourism circumstances Bella Coola Valley is often short on accommodations. Any addition to accommodations through camping or fixed roof accommodations is under great demand in our limited tourism economy.

Since inception Firvale Wilderness Camp has worked closely with my tour company (and others) to provide their guests with activities in the region, providing a substantial economic boost to other tourism operators and their staff.

Re-zoning of this property would be a positive outcome to ensure these young, energetic entrepreneurs with a proven track record in successful tourism ventures in other regions remain interested in staying in our community so that all stakeholders and the community can benefit from their business.

Should you have any questions please do not hesitate to contact me.

Sincerely

Fraser Koroluk

April 28, 2021

CCRD planner- Evangeline Hanuse,

I am writing to support the re-zoning application for Firvale Wilderness Camp (Bobby and Jen) to a commercial property.

My experience with Bobby and Jen has been nothing but positive since they have been in the valley. They are professional, experienced and knowledgeable business owners. They are both willing to share their experience with operating a successful tourism business within the valley and have been an asset to the BCVT society. Since joining BCVT, they have volunteered many hours to help promote the valley in a professional and courteous manner, respecting and including first nations and non first nation residents alike. Their Wilderness Camp is a unique and complementary asset to our community and is providing a necessary option to lacking tourism accommodations. Bobby and Jen have been very respectful with following the many regulations regarding COVID, and have worked hard to keep their business running safely during these trying times.

Bobby and Jen have also employed many local youths. They continue to hire students and give a much-needed opportunity for youth to work in a modern, exciting tourism business. They also support other local businesses from grocery stores, to bear tours, boat tours, helicopter and float plane tours, cultural tours, hiking, fishing, and locally eateries.

We were lucky to have them start a business in our community and their business is what will attract more tourists to the valley.

Abra Silver- owner of Mountain Valley Organics

Evangeline Hanuse

From: morgan dennis
Sent: April 28, 2021 8:47 PM
To: ehanuse@ccrd.ca
Subject: Firvale Wilderness Camp

Hello Evangeline

We are writing this email in support of the firvale wilderness camp. Having this accommodation in the valley has added a high level of tourism and accommodation choices in Bella Coola. There are no other options similar to what Jen and Bobby offer. The cabins, domes and shared kitchen offer a unique experience that can't be found elsewhere.

Their business supports many other local businesses in the Valley by offering tour groups and packages.

We are more than happy to support Jen and Bobby with their Firvale Wilderness Camp adventures.

Thank you
Morgan & Tim

2021 July 8

Board Meeting



To: Courtney Kirk, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse, Land Use Planning & Community Development Coordinator
Meeting Date: Thursday, July 8, 2021
Subject: Firvale Wilderness Camp, 4330 Highway 20
 Legal Description: Lot A, Section 25, Township 6, Range 3, Coast District, Plan 31244

Board Meeting
JUL 08 2021
CCRD ITEM <u>B</u> (f)

Recommendation:

THAT the Board of Directors of the Central Coast Regional District receive the Firvale Wilderness Camp Planning Report.

Background:

The original report was presented to the Board at the June 10, 2021 regular Board meeting. The Board made the following resolutions:

- 21-06-24 M/S Directors Northeast/Schooner THAT the Board of Directors of the Central Coast Regional District receive the Firvale Wilderness Camp Planning Report. CARRIED***
- 21-06-25 M/S Directors Bertrand/Northeast THAT the Board of Directors of the Central Coast Regional District directs Administration to research outcomes if the rezoning application is not granted including enforcement options, to research other zoning classifications or amendments, further information on process and procedures around public hearings, to research the implication of taxation or property values changing in the neighbourhood if the property is rezoned;***

AND THAT Administration provide further guidance on the conflict-of-interest rules regarding decision makers or Board members who operate competing businesses in the same sector and Administration will provide the resolution to the applicant and concerned neighbours. CARRIED

Additions to this report are presented in bold italic for clarity against the original report.

Firvale Wilderness Camp provides boutique style accommodations in glamping domes and A-frame cabins, including a cookhouse. The website reports that the camp can host 8-14 guests. There have been requests of the CCRD to look at the zoning of this property.

Location and Context:

The property is located about 40 kilometers from town and is a 30 minute drive from downtown Bella Coola. Firvale is 5 minutes from Tweedsmuir Provincial Park. The Firvale area is covered by CCRD Area C.

The property is not in the Agricultural Land Reserve but is in an alluvial fan area according to the 2010 Bella Coola Valley Official Community Plan Environmental Hazard Map. The surrounding land use includes residential and agricultural.

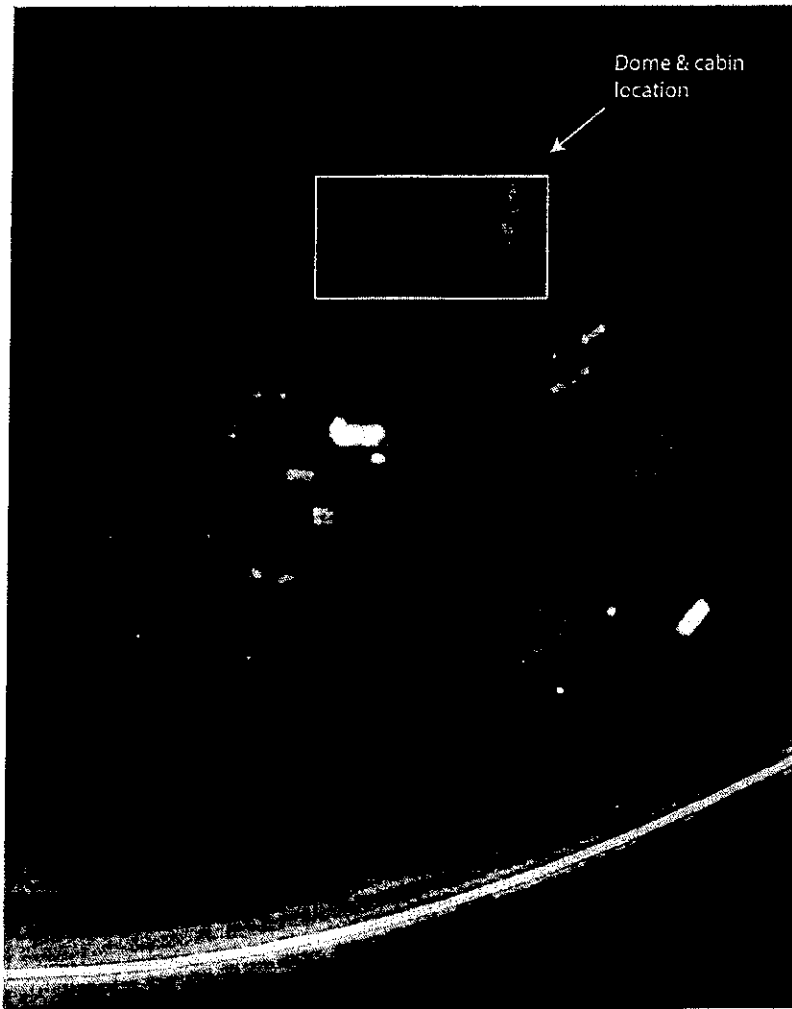
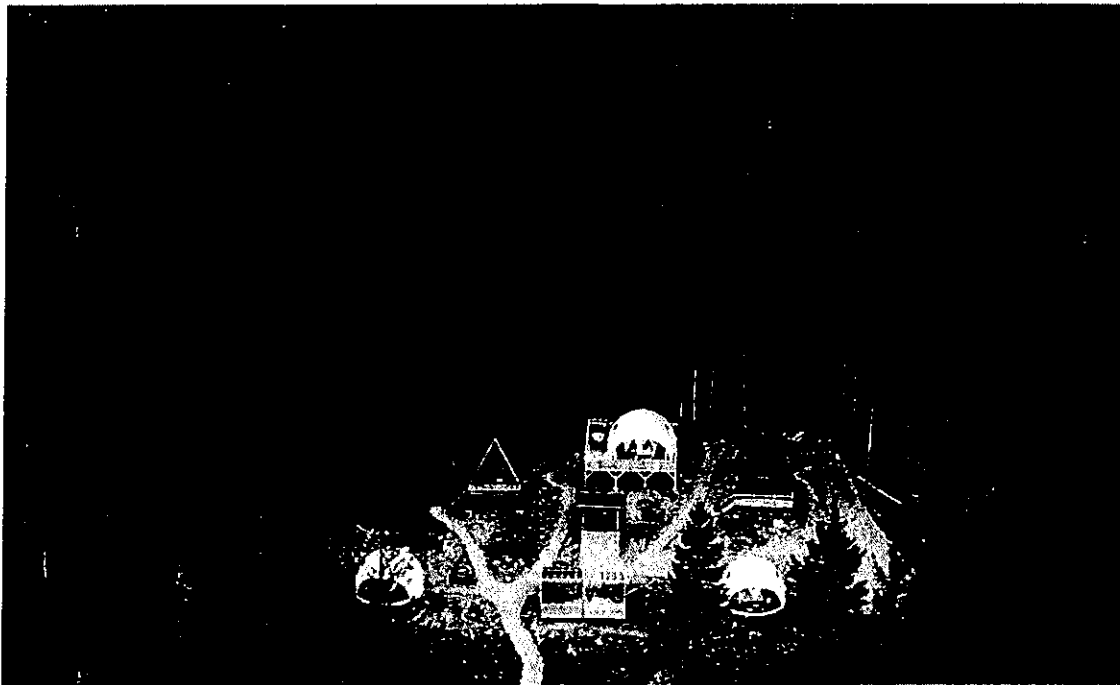
The Property:

The 13.26 acre (5.37 hectare) property is located on 4330 Highway 20. BC Assessment data for the property indicates there is a one storey, 1058 square foot, 2 bedroom 1 bathroom house on the property, built in 1980.

The property has existing facilities with road access for maintenance and the power has been upgraded and brought up to code.

In respect to the OCP s. 3.8.1 and the natural environment, the OCP acknowledges that the protection of the natural environment in the Bella Coola Valley will largely be the responsibility of the Federal and Provincial Governments. However the regional district recognizes the need to live, work and recreate in a clean, healthy environment and is committed to protecting natural areas for the habitat of fish and wildlife and for the enjoyment of its residents and ecotourists within the extent of its authority. The regional district also recognizes that a balance needs to be struck between environmental protection and economic development, as both are essential to achieving the long term vision for the Valley.

All of the buildings constructed on the property are further than 15 m from the "natural boundary" of a water course and 30 m from any designated "water course" in an alluvial fan. All new buildings have been constructed 0.6 meters above the "flood construction level" as defined in the Zoning Bylaw 71 s. 2.0.



Property values:

A rezoning alone of any property does not affect the property values in the neighborhood. According to BC Assessment Authority, assessments are based on the market value of a property as of July 1st of the previous year. When determining the assessed value, their appraisers consider a property's unique characteristics, including:

- ***The location of the home***
- ***The view from the home***
- ***The size of the home***
- ***The age of the home***
- ***Garages, carports, decks, pool etc.***
- ***Comparable sales prices and other real estate market information.***

The appraisers also consider recent sales of properties with similar characteristics to a property.

Taxation Implications:

Properties are taxed at different rates by the Surveyor of Taxes. In 2021, Class 1 (Residential) properties in Electoral Area C are taxed by the CCRD at a rate of \$3.41 per \$1,000 of assessed value. Class 6 (Business) properties in Electoral Area C are taxed by the CCRD at a rate of \$8.36 per \$1,000 of assessed value. Different taxing authorities (schools, provincial rural tax, police tax, etc) have their own rates. For example, the school tax for Class 1 properties is \$3.22 and for Class 6 properties is \$3.86.

BC Assessment classifies the properties for assessment purposes. A rezoning in and of itself, does not affect the BCAA classification.

A common misconception is that a significant change in a property's assessed value will result in a proportionately significant change in that property's taxes. The most important factor is not how much the assessed value has changed, but how the assessed value has changed relative to the average change for your property class in your local area. That, and the budget of the taxing authorities, of which the CCRD is one.

Official Community Plan:

The Official Community Plan (OCP) designation on the property is Rural (R). The land is not located within a Primary Settlement Area. The Bella Coola Townsite, Hagensborg and Nusatsum areas have been designated as the Primary Settlement Areas. Land outside of the Primary Settlement Area that is not situated within the Agricultural Land Reserve has been designated as Rural.

Under the General Approach to Commercial Development in OCP section 3.3.1, it is acknowledged that "New commercial development will likely be a result of tourist commercial opportunities..." The approach is to direct commercial development to a Primary Settlement Area "with the possible exception of tourist commercial development that requires close proximity to a recreational amenity such as the ocean, a river or a

mountain setting, and service commercial that would benefit by being in close proximity to the airport."

The OCP also states that new commercial development should meet the following criteria:

- Is compatible with the surrounding land uses
- Can be adequately serviced with water supply, sewage disposal, roads and fire protection
- Provides the necessary buffers to minimize impact on adjacent lands and riparian zones where applicable
- Can demonstrate that the commercial activity will create local employment and enhance local service delivery

If the Camp is rezoned to C-1 to allow for traveller accommodation use/commercial use, the property is outside of the boundaries of any fire protection or water service areas. The property owners have a fire protection plan to address those matters, and are working on sewerage and water supply plans.

In addition, the development of new commercial sites along Highway 20 will be required to be designed in such a manner that avoids a strip commercial appearance. The above photos show that the cabins and domes are situated a distance from the highway that avoids the "strip commercial appearance".

Land Use Bylaw:

As noted above, the property is currently zoned R-1, Large Holdings District.

The requested District, C-1, General Commercial District, permits the following uses: commercial use, assembly use, entertainment use, traveller accommodation use, dwelling units located within a commercial building, accessory residential use, and accessory buildings and uses.

The Zoning Bylaw contains an extremely broad definition of commercial use. It is defined as "a use providing for the selling of goods and services including restaurants, cafes, bowling alleys, amusement arcades, pool halls, bakeries and associated ancillary services; the servicing and repair of goods, office functions, retail sales, wholesaling incidental to retail services, warehousing and repair of automobiles, gasoline sales, household services and all associated repairs, other personal and non-personal services, administrative, commercial and professional offices, premises licensed to sell liquor, excludes manufacturing, salvaging, the selling, servicing and repair of industrial and agricultural machinery.

The property can operate under an R-1 zoning amendment, to broaden the definition of campground use to include the structures of the property, or to allow traveller accommodation use as a permitted use at this property. Campground use is defined to permit accommodation in transitory accommodations: tents, camper vehicles, or travel trailers (and not cabins/domes). Accommodation of travellers in cabins is a separate use: traveller accommodation use allows accommodation in motels, hotels or cabins and includes restaurants, cafes and other services and entertainment uses associated with

motels and hotels. Traveller accommodation use is not currently permitted in the R-1 zone.

Because campground use allows for "personal service facilities to accommodate the need of the occupants," a lodge building/cookhouse is permitted.

The property owners are highly agreeable to having a zoning amendment under R-1, Large Holdings District, and do not necessarily require the rezone to C-1, General Commercial District.

Rationale for Application:

The owners of the Firvale Wilderness Camp have taken steps to rezone their property. The application and fee were submitted and received on January 19, 2021. The proposal is to rezone from R-1 Large Holding District to C-1 General Commercial District. The current owners of the camp are Robert and Jennifer Sherlock.

Firvale Wilderness Camp provides unique tourist or traveller accommodation. Its website states that the Camp has teamed up with local tour operators to provide packages. Meals and snacks are included which highlight local farm to table ingredients. Travel packages include pick up and drop off at the Bella Coola Airport. The Camp can accommodate small private weddings, elopements, birthdays and family getaways. Amenities include a cookhouse with a dining area, and indoor and outdoor kitchen options.

The Sherlocks are funded by Cariboo Chilcotin Community Futures, which is a government funded program that supports business growth in rural communities. Steps are taken for the Camp to practice responsible bear awareness and bear safety. Fire hazard removal steps are continuously undertaken by brush clearing and road maintenance.

In accordance with Bylaw 302, the Bella Coola official Community Plan, the owners of the Camp is committed to preserving and protecting the natural setting of the Valley. The owners have also sourced local materials for their Camp and used local contractors.

As per the OCP it is important to note that a Zoning Bylaw regulates development, and an Official Community Plan guides future development. Also note that section 2.4's Key Features of the Vision include the following: protect the natural setting, respect the natural hazards, promote jobs and the economy, and deliver services in a cost efficient manner.

The business is currently operating under the R-1 "Campground Use". The proposal to rezone to C-1 permits traveller accommodation use and accessory residential use.

"Campground use" means a use providing designated sites for the accommodation of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of trailer, campers and tents, and residential camp use.

"Traveller accommodation use" means a use providing for the accommodation of the travelling public in motels, hotels or cabins and includes restaurants, cafes and other services and entertainment uses associated with motels and hotels.

"Accessory residential use" means a use accessory to an agricultural, forestry, commercial, retail, assembly, civic, traveller accommodation, entertainment, gravel processing, log sorting, industrial, transportation, or campground use, where a building is used for one dwelling unit for the accommodation of an owner, operator, manager or employee on the same lot as that on which the use occurs.

Referral Responses:

At the time of finalization of this report, the status of referral responses are below:

1. Nuxalk Nation – Noted no conflicts
2. Archaeology – A RAAD (Remote Access to Archaeology Data) database search of the property noted no known archaeological sites
3. BC Parks – Noted no concerns
4. MOTI – A highway use permit was requested of the owners to fill out. A highway use permit is needed to create access to a highway, to construct, repair or maintain works, or hold an event on or along a provincial highway right-of-way. The Ministry of Transportation and Infrastructure manages provincial highways and has authority to make decisions about what kinds of activities may take place on highway right-of-ways. The highway right-of-way includes the travelled portion of the road, the shoulder area and highway bridges and structures.
5. FLNRO – No comments, and previous matter with the site is deemed closed. *To be clear on the matter of rezoning only, the FLNRO North Island Central Coast Resource District has noted no comments regarding the application to rezone.*
6. VCH – No response received. *Update: Vancouver Coastal Health Environmental Health Service typically provides comments on sewerage disposal and drinking water provision in planning referrals.*
 - a. *The proponent has submitted information to the Health Authority in the form of a Record of Sewerage System Filing for a sewerage system to serve the cabins, domes and washhouse, and a letter from a ROWP (Registered Onsite Wastewater Practitioner) that a preliminary assessment of the ground regarding a sewerage system for the proposed cookhouse, that the property can support the additional sewerage system needs of the proposed development.*
 - b. *The water system for the property has not been assessed. The proponent should provide information that there is sufficient quantity, quality and adequate treatment of the proposed surface water source to meet the additional potable water demand created by the proposed change. This information could include the water license, calculation of new water demand, chemical analysis of the water source and details of water treatment, as surface water is required to be disinfected to make potable, and proposed storage and distribution. This information will also be needed in any application for a construction permit and operating permit*

- under the Drinking Water Protection Act. Because a water system serving a commercial facility is regulated under the Drinking Water Protection Act.*
- c. *The VCH process for sewerage and water is that the business owner submits designs, constructs what is needed and a professional undertaking the work will submit a letter to VCH.*

Community Responses:

There have been concerned communications from Firvale residents to the CCRD regarding the Firvale Wilderness Camp.

There are various discussions about a creek near the Camp property that fall under the scope of the Ministry of Forests, Lands and Natural Resources and the Ministry of Transportation and Highways. MOTI stated that they asked the concerned property owners to reach out to FLNRO.

The back and forth issues between the property owners and concerned Firvale residents is better suited between MOTI and FLNRO at this point in time.

The CCRD has received 12 support letters for the Firvale Wilderness Camp from the Bella Coola Valley community, from business owners in tourism and retail, Bella Coola Valley Tourism, Community Futures, to Firvale neighbours, to staycationers, and a local realtor. These will be made available to the Board in advance of a potential Public Hearing.

Conflict of Interest

Any Board member with a competing business, will have a financial interest in this rezoning application and the Board member should not participate in any decision making in the matter.

Public Hearing

The Local Government Act

Requirement for public hearing before adopting bylaw

464 (1) Subject to subsection (2), a local government must not adopt

- (a) An official community plan bylaw,***
- (b) A zoning bylaw, or***
- (c) A bylaw under section 548 [early termination of land use contracts]***

without holding a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw.

(2) A local government may waive the holding of a public hearing on a proposed zoning bylaw if

(a) an official community plan is in effect for the area that is subject to the zoning bylaw, and

(b) if the bylaw is consistent with the official community plan.

A zoning bylaw does not require a public hearing if it is consistent with the OCP. A public hearing allows an opportunity for the community to provide input.

According to CCRD's Rezoning process these are the Board's options:

The Board reviews the report and determines whether or not the rezoning should be advanced. At this time the Board may:

- ***Authorize a preparation of the Rezoning Bylaw, establish the prerequisite conditions, and advance the bylaw to First and Second Reading and a Public Hearing;***
- ***Require that changes be made to the proposal;***
- ***Request that additional information be provided; or***
- ***Reject the application.***

The Board will give First and Second Reading to the Rezoning Bylaw at a regularly scheduled Board meeting.

The Bylaw is advertised and then presented at a scheduled Public Hearing. At the hearing, any person who has an interest in the proposed rezoning is given an opportunity to comment on the proposal.

At the first Board meeting following the Public Hearing, the rezoning bylaw is considered for Third Reading, when the Board may:

- ***Give Third Reading to the bylaw;***
- ***Request that changes be made to the proposal;***
- ***Request that additional information be provided; or***
- ***Reject the application.***

If the application is rejected, the Board will not consider a new application for a minimum of six (6) months.

The Administrator and Planner undertake a final review and once all the prerequisites have been satisfied, recommend to the Board that Fourth Reading of the bylaw be given.

Enforcement

The CCRD does not typically issue fees or fines and does not utilize a Bylaw Enforcement Officer. If there is a breach of a zoning bylaw, the primary option for the Board is to get an injunction through the Supreme Court. The Judge will issue an Order that the bylaw needs to be complied with.

Next Steps:

The Board reviews this report and determines whether or not the rezoning or zoning amendment should be advanced. At this time the Board may:

- ***Authorize the preparation of the Zoning R-1 Amendment Bylaw, establish the prerequisite conditions and advance the bylaw to First and Second Reading and a Public Hearing***
- ***Authorize the preparation of the Rezoning Bylaw, establish the prerequisite conditions and advance the bylaw to First and Second Reading and a Public Hearing***
- ***Require that changes be made to the proposal***
- ***Request that additional information be provided (i.e. sewerage, drinking water and fire protection information)***
- ***Reject the application***
- ***Request that the Firvale Wilderness Camp comply strictly with R-1 zoning which permits campground use only***

Policy/Bylaw:

Bylaw 71 – Bella Coola Valley Zoning

Bylaw 302 – Bella Coola Official Community Plan

Options for Consideration:

1. ***Proceed with an R-1 Zoning Amendment***
2. ***Proceed with rezoning from R-1 to C-1***
3. ***Direct staff to obtain additional information from the applicant or request changes to the proposal***
4. ***Deny the application***

Recommendation Options:

1. **THAT the Board of Directors of the Central Coast Regional District receives the Planning Report regarding the Firvale Wilderness Camp**
2. ***THAT the Board of Directors of the Central Coast Regional District directs Administration to prepare an R-1 Zoning Amendment Bylaw or***
THAT the Board of Directors of the Central Coast Regional District directs Administration to prepare a Rezoning Bylaw from R-1 to C-1
3. **THAT the Board of Directors of the Central Coast Regional District directs Administration to schedule a Public Hearing.**
4. **THAT the Board of Directors of the Central Coast Regional District requests further information regarding x,y,z from the rezoning applicants.**

Submitted by: _____
Evangeline Hanuse

Reviewed by: _____
Courtney Kirk, CAO

2021 September 8-9
Board Meeting

-----Original Message-----

From: Nancy Atkinson J
 Sent: July 27, 2021 9:29 AM
 To: ehanuse@ccrd.ca
 Subject: Firvale Rezoning

Dear Ms. Hanuse, as was done with Mr. Sherlock will you please include this response to his submission in the minutes and also forward it to the other directors for them to read. Thank you, Nancy Atkinson

July 27, 2021

Central Coast Regional District
 626 Cliff St, Box 186, Bella Coola B.C. V0T 1C0
 Attention: Board of Directors

Response to Mr. Sherlock re: Firvale Wilderness tourist operation

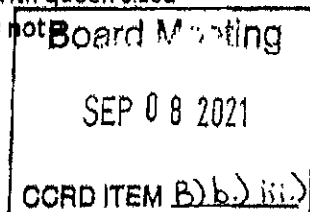
Contrary to Mr. Sherlock's implication that the Vosburgh's, my husband and myself, (unlike the rest of Bella Coola) are engaged in a groundless and irrational vendetta against a model addition to the Bella Coola valley — our reasons for opposition to rezoning are based on his actions upon his arrival here, the dangers of development on alluvial fans and to the possibility of open ended commercial activity in Firvale that could follow rezoning.

Calling it "flood protection work" does not change the fact that the creek was diverted in 2019. Pointing out the blocked highway culverts is meaningless when both myself, when cycling past every day, and the Vosburghs, saw that the creek now no longer flowed through those culverts. I question that there was informed official approval from the Ministry of Forests for this work. Perhaps we could be given the name of this official. The Vosburghs made repeated attempts to draw attention to the threat from this diversion, corresponding with the Ministry of Forests, Dikes and water Hazard etc. yet, during all this, heard nothing of any approval being given and their prediction and fears about this diversion were proven correct in the first heavy rains of 2019 to a lesser degree, and, devastatingly in 2020.

The fundamental question is has Mr. Sherlock made this property safe for use by the general public? Since 1985 provincial law requires new development on hazardous alluvial areas to be subject to geo-technical survey and approval.

It is not true to state that I accused his business of causing my property tax hike, I did not. Rather, when appealing my assessment (to the proper authority) I had to compare it to that of surrounding properties which is how I discovered, quite by accident, that in spite of his "investment of considerable capital" in new construction he was operating under the radar classed as a private residence. Even his original "The Sherlocks" (with pet) Hwy. sign implied this whilst at the same time he wasn't living in the valley and the internet was flooded with his advertising. I felt I should make the CCRD aware of all this.

This is not, nor ever was, a campground. \$200 per night tourist A frames and domes with queen sized beds are not tent and RV sites, and calling it "Glamping" does not change this. Firvale is not



"Wilderness" — it is unceded Nuxalk territory but nevertheless it has been farmed and residential, for generations.

Finally, a Hwy 20 permit has also been requested —does this mean that we can expect the eyesore of a car parking lot at the entrance to the valley? Hardly —to quote from the Bella Coola bylaws —"a necessary buffer minimizing impact on adjacent lands."

Sincerely, Nancy Atkinson

Sent from my iPad

Tom & Dolores Vosburgh
Box 184,
Bella Coola, B.C. V0T 1C0
250-982-2450

Board of Directors
Central Coast Regional District
Box 186
Bella Coola, B.C. V0T 1C0

August 31, 2021

Re: Firvale Wilderness Camp Re-Zoning Application

We have received notification that at the Board Meeting of July 8, the Board directed Administration to prepare the Rezoning Bylaw of the Firvale Wilderness Camp (FWC) property from R-1 to C-1, along with a notation that the Board requested further information on the outstanding items. Would the process not normally be for outstanding items to be addressed prior to the preparation of a by-law?

As requested by CCRD staff, we had provided an email on June 9 supplying our comments and concerns to the rezoning application. It appears this email, although supplied to FWC, was not provided to the Board and was perhaps disregarded by staff as being unimportant.

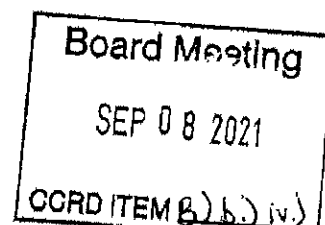
We outlined several reasons why we felt this application was not ready to proceed to rezoning, including the ongoing flooding hazard, which although the FWC claim otherwise, we feel has not been fully resolved.

We are attaching a copy of the June 9 email and hope that you will take the items into account, prior to introducing the rezoning by-law.

Regards,

Tom & Dolores Vosburgh

Att: Email of June 9, 2021





To: Courtney Kirk, CAO

CC: Board of Directors, CCRD

From: Evangeline Hanuse

Meeting Date: September 8-9, 2021

Subject: Bylaw No. 504, Bella Coola Valley Zoning Amendment Bylaw (Firvale Wilderness Camp)

Recommendation:

THAT Bylaw # 504, cited as the "Bella Coola Valley Zoning Amendment Bylaw No. 504, 2021", be now introduced and read a first time;

THAT Bylaw # 504, cited as the "Bella Coola Valley Zoning Amendment Bylaw No. 504, 2021", having been given due and detailed consideration by the Board be now read a second time.

Issue/Background Summary:

Outstanding items from the July 8, 2021 Board meeting regarding the Firvale Wilderness Camp included information regarding information sent to VCH from the property owners regarding submitting a Record of Sewerage System Filing for a sewerage system to serve the cabins, domes and washhouse. The property owners have submitted a construction permit for sewerage and water filtration to Vancouver Coastal Health.

The property owners have also submitted a fire protection plan as Firvale residents are notably outside of a fire protection service area. The property owners have also received a successful highway access permit from the Ministry of Transportation and Highways.

Regarding the public hearing, section 466 of the *Local Government Act* contains the minimum requirements for giving notice of a public hearing. S. 466(3) requires the notice to be published in at least 2 consecutive issues of a newspaper, and the second publication must be between 10 and 3 days prior to the public hearing. In addition, the notice must be mailed, per S. 466(4), to owners/occupants of the parcel being rezoned and within the distance from the rezoned parcel that is specified by bylaw. If the Board should do the first two readings of the the Bylaw now, then the public hearing can be held on October 14 during the regularly scheduled Boarding meeting.

Board Meeting
SEP 08 2021
CCRD ITEM 8.6 ii)

Policy, Bylaw or Legislation:

Bella Coola Valley Zoning Bylaw No. 71, 1984
Official Community Plan for the Bella Coola Valley Bylaw No. 302, 1998
The *Local Government Act*

Financial/Budgetary Considerations:

N/A

Time Requirements – Staff and Elected Officials:

Staff and elected officials need time to hold the Public Hearing after the first two readings of the Bylaw.

Options to Consider:

1. Do two readings of Bylaw No. 504
2. Further revise Bylaw No. 504
3. Decline to read Bylaw No. 504 at this time

Submitted by: Evanuse
Evangeline Hanuse, Land Use Planning & Community Development
Coordinator

Reviewed by: Courtney Kirk
Courtney Kirk, Chief Administrative Officer

**CENTRAL COAST REGIONAL DISTRICT
BYLAW NO. 504**

Being a bylaw of the Central Coast Regional District to amend Bella Coola Valley Zoning Bylaw
No. 71, 1984

WHEREAS the Board of the Central Coast Regional District can amend its zoning bylaw from time to time;

NOW THEREFORE the Board of the Central Coast Regional District in open meeting assembled, enacts as follows:

1. Bella Coola Valley Zoning Bylaw No. 71, 1984 is hereby amended as set out in Schedule A attached to and forming part of this bylaw.
2. This Bylaw may be cited as "Bella Coola Valley Zoning Amendment Bylaw No. 504, 2021."

READ A FIRST TIME this ___ day of September, 2021.

READ A SECOND TIME this ___ day of September, 2021.

PUBLIC HEARING HELD this ___ day of October, 2021.

READ A THIRD TIME this ___ day of November, 2021.

RECONSIDERED AND FINALLY ADOPTED this ___ day of December, 2021.

Chair

Chief Administrative Officer

I hereby certify the above to be a true and correct copy of Bylaw No. 504, 2021 cited as "Bella Coola Amendment Bylaw No. 71, 1984 Amendment Bylaw No. 504, 2021".

Chief Administrative Officer

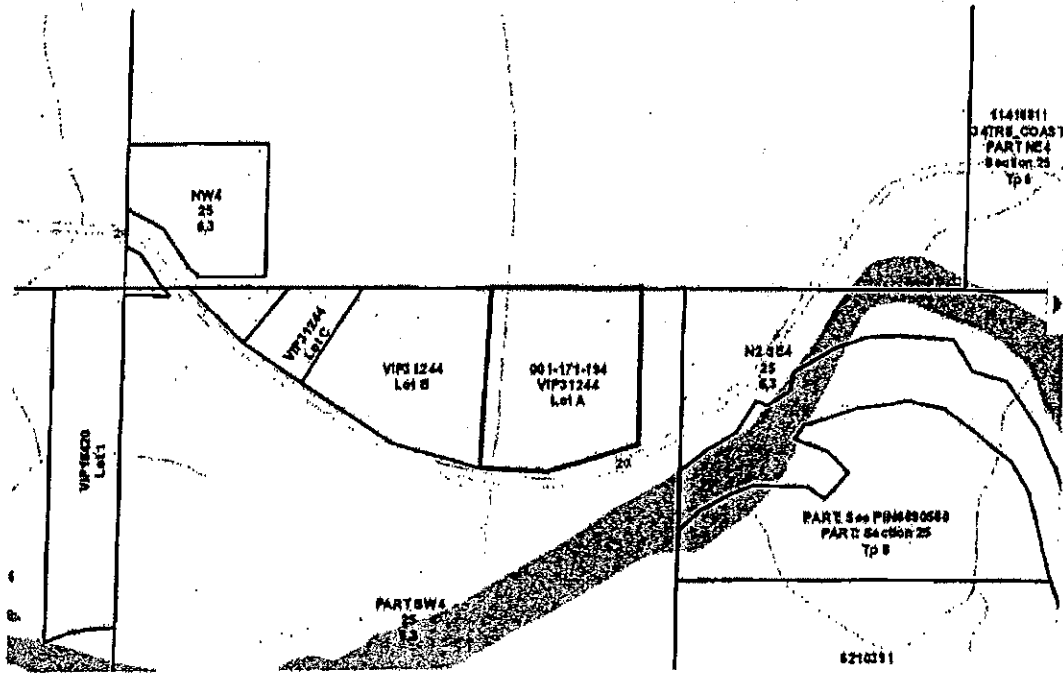
CENTRAL COAST REGIONAL DISTRICT
BYLAW NO. 504

SCHEDULE 'A'

MAP AMENDMENT

1. The zoning map is hereby amended by rezoning property legally described as "Lot A, Section 25, Township 6, Range 3, Coast District, Plan 31244" from Large Holdings District, R-1, to General Commercial District, C-1.

4330 Hwy 20, Firvale



2021 October 14
Board Meeting



P.O. Box 186, Bella Coola, B.C., V0T 1C0

REPORT

Telephone 250-799-5291 Fax 250-799-5750

To: Courtney Kirk, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse
Meeting Date: October 14, 2021
Subject: Public Hearing – Firvale Wilderness Camp

Recommendation:

THAT the Board of Directors of the Central Coast Regional District Receive this Report regarding the Public Hearing – Firvale Wilderness Camp.

THAT the Board of Directors of the Central Coast Regional District authorize remuneration for Director Northeast at a local work assignment rate for two hours of holding the Public Hearing on October 19, 2021 and at ** hour(s) for reviewing background documents.

Issue/Background Summary:

Due to timing and the nature of publishing a Public Hearing notice according to the *Local Government Act* parameters, the Public Hearing for the Firvale Wilderness Camp was scheduled for Tuesday, October 19th at 7:00 pm at the CCRD office as well as via Zoom.

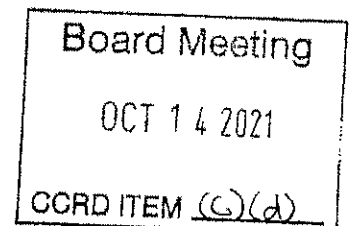
Notice was given to the newspaper, the website and to surrounding neighbours regarding the Public Hearing. An information package was provided to Director Northeast who will lead the Public Hearing as per an earlier resolution of the Board, **21-07-17**. A report on the Public Hearing will be presented at the November board meeting.

Policy, Bylaw or Legislation:

Local Government Act

Submitted by: Evangeline Hanuse
Evangeline Hanuse

Reviewed by: Courtney Kirk
Courtney Kirk, Chief Administrative Officer



2021 October 19

Public Hearing

To: Central Coast Regional District

P.O. Box 186,
626 Cliff Street,
Bella Coola, B.C.
V0T-1C0

Attention: Board of Directors

**Subject: Public Hearing, Zoning Bylaw No.71, Ammendment Bylaw No.504,
2021 for LotA, Plan VIP 31244, Section25, Township 6, Land District 12**

We are opposed to the proposal to rezone the above-mentioned property from R-1 (Large Holdings) to C-1 (General Commercial).

Although we are not opposed to economic development in the valley, we believe the Official Community Plan was put in place to protect the valley from development that was not suitable in certain areas, such as farmland.

The Applicants purchased this property and proceeded to build it into a tourist destination without any regard for zoning. Changing the zoning to C-1 (General Commercial) is inappropriate considering the broad uses of the commercial zoning.

This property is on a very unstable alluvial fan, and in certain weather conditions huge amounts of water and debris comes tumbling down. They built a diversion in the fall of 2019 without a Geotech or permit and were charged by the FLNRO in October 2020. They did this to protect their property, as the natural path was threatening it prior to their purchase. In doing this, they directed the creek in our direction causing major destruction to our property in

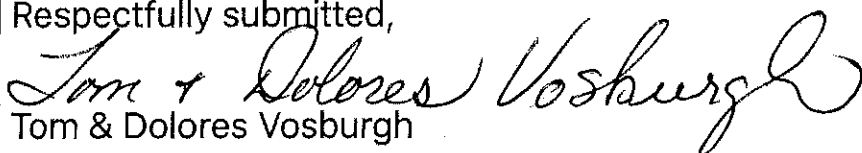
2019 and 2020. This altered the creek course and it does not flow where its original path was. The last event was worse than the first , filling our hay field with sand, rocks and debris, destroying our pasture ,ditch and fences , water was seeping out of our banks for weeks following ,obviously coming underground.

We are concerned this is undermining all of the surrounding ground and believe a Geotech is needed to determine the stability of this alluvial fan. We question if the ccrd can be held responsible by rezoning without properly assessing the stability of this area. The Board should have this assessed by a Geotech prior to making any decision on rezoning to allow tourist accommodation in a serious fallout area.

On September 29,2021 we received a email from Brian Epps, Senior Regional Specialist, Water and Diking Safety, FLNRO, copied to the CCRD CAO, in it he commits to "Open discussions with the CCRD to see if the rezoning application could be subject to the construction of drainage improvements to safeguard the proposed newly zoned lands with an assurance that the new drainage improvements will not cause any negative impacts to your lands"

In summary, all of the permitted uses within a C-1(General Commercial) zone are not an appropriate fit for Firvale and we trust the board to consider options that could bring the applicants property into compliance with local bylaws. We also wish the board to consider the record of disregard for authority the property owners have shown in the past as a nod to future behaviour.

Respectfully submitted,


Tom & Dolores Vosburgh

September 25, 2021

Central Coast Regional District
626 Cliff Street, Box 186
Bella Coola, B.C. V0T 1C0

Attention: Board of Directors

Re: Firvale Wilderness Camp — Commercial Rezoning Application

By establishing their business before applying for rezoning permission the Sherlock's have forced the CCRD to precipitate a change in zoning and/or land use bylaws. That this property is potentially unsafe and that this was the reason for Ratcliff Creeks' diversion is not even being addressed let alone resolved. More than once (and on into the future) significant damage was done to their immediate neighbours.

As residents of the valley we welcome an update of land use bylaws to reflect the wishes of all residents and thank the directors for undertaking this difficult process on our behalf. However in regards to Firvale Wilderness Camp will the directors please give serious consideration before granting commercial rezoning when by granting this permission they are contravening their own "January 2018 Emergency Response Plan Annex C — Landslides and debris flow"

"10.1 Hazard Reduction Strategies: Incorporate landslide risk into land zoning."

Firvale Resident: Opposed to the commercial rezoning of 4330 Hwy 20

Tom + Lolene Vosburgh 4275 Hwy 20

Donald + Mary Francis 4233 Hwy 20

Kenneth Ratchiff 4241 Hwy 20

Craig Lussan 4217 Hwy 20

Paul Bagshaw 4282 Hwy 20 } 4264 Hwy 20

John + Karen 4257 - 4259 - 4261 Hwy 20

Drew Kovalek 4256 Mackenzie Hwy 20

From the desk of

Carsten J Ginsburg

PH:(250)982-2591
2538 Saloompt Rd North
Hagensborg, BC V0T 1H0

October 10th, 2021

RE: Letter of Support Firvale Wilderness Camp

TO: Central Coast Regional District
626 Cliff St., Box 186
Bella Coola, BC V0T 1C0

ATTN: Evangeline Hanuse

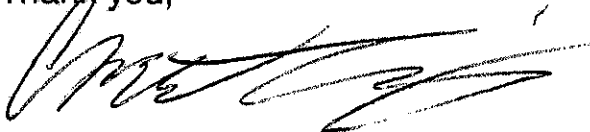
This letter is to express my support to re-zone Firvale Wilderness Camp and keep business operations open. Firvale Wilderness Camp is an asset to the valley for both raising awareness on social media and employing people in this area.

For each visitor who stays at Firvale Wilderness camp, guides are hired, stores and gas stations benefit and customers share their experiences on social platforms. All this raises awareness of the valley and directly helps tourism and local businesses.

Additionally, Mr. & Mrs. Sherlock volunteer to promote local events and other businesses through Bella Coola Valley Tourism. By increasing Bella Coola's exposure, Firvale Wilderness Camp help bring in much needed tourist dollars. Firvale Wilderness Camp adds value to the district by increasing the local tax base and hopefully enable CCRD to increase services.

This valley needs more locally-owned businesses such as Firvale Wilderness camp. Please re-zone their property and help Mr. & Mrs. Sherlock to continue to operate in the Bella Coola Valley.

Thank you,



Carsten Ginsburg

Evangeline Hanuse

From: Elijah Mecham
Sent: October 13, 2021 9:17 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support: Firvale Wilderness Lodge - rezoning

Good Morning Evange,

I am emailing you today to show my support for the rezoning of the ALR property of Bobby and Jen Sherlock's property.

I support the rezoning of this property as it sits on a rockslide path and in my mind has very little agricultural promise. The Sherlock's have developed this rocky ground and use it for a business which I Bruce is a great use.

I hope this letter finds you well,

Elijah Mecham

Evangeline Hanuse

From: Tim Case
Sent: October 14, 2021 8:24 PM
To: ehanuse@ccrd.ca
Subject: Letter of support for Jen & Bobby Sherlock

Hello,

We'd like to submit this letter of support for Jen and Bobby Sherlock's rezoning application at 4330 Hwy 20 (Firvale Wilderness Camp). Jen and Bobby have always been happy to help us as neighbours, and have been very generous in sending business our way. We're sure that ours is just one example of many positive relationships they've built in Bella Coola with local businesses and community members. We sincerely hope to see them continue to operate their business here in Firvale.

Tim Case & Anne Ehrlich
4198 Highway 20

--

Tim Case
cell: 250 401 3033
home: 250 982 2924

4256 Hwy 20
Box 311
Hagensborg, BC
V0T 1H0

October 13, 2021

To Whom It May Concern,
Central Coast Regional District
Planning Department

Re: Firvale Wilderness Camp Permitted Use / Re-zoning Application

Dear Sir/Madam,

I hereby wish to provide a letter in full support of Bobby and Jen Sherlock's re-zoning application for 4330 Hwy 20.

I live 100m west of Firvale Wilderness Camp. From my perspective as a near neighbour there are no negative aspects from their business or from a re-zoning request. I believe their location is very well suited to their enterprise. I do not consider the style of their accommodations to be that divergent from a campground (which would be allowed under previous zoning), and in all respects their accommodation has a far more sightly and aesthetic value than a campground. Their business is so minimal impact and small scale that I cannot imagine any neighbours noticing any detrimental effect whatsoever. It is also a seasonal business, with no effects for a significant portion of the year.

In fact, I think their business is an asset, both to Firvale, and especially to the wider Bella Coola valley. I know of many valley residents that have had 'staycations' at FWC during the pandemic when travel further afield was not recommended or have since recommended them to visiting family and friends. I believe that FWC's location, being geographically removed from Hagensborg and Bella Coola, allows local residents to have the feeling they are on a vacation. I also feel that FWC offers a slightly different and welcome option from the accommodation options down valley, being closer to the Provincial Park and the wilderness that brings. Accommodation and camping options in the park are extremely limited, especially during the fall. Camping itself is problematic in such bear habitat. And from what I have heard from visiting friends and family, there is a lack of accommodation options for travellers in the valley in general, especially in the busy season and FWC helps to fill that void.

I welcome new tourism businesses to the valley, especially as an alternative to non-renewable resource extraction. Firvale Wilderness Camp do a wonderful job of advertising the natural beauty of the whole Bella Coola and surrounding area – this is of benefit to the entire tourism industry in the valley. I believe FWC is working hard to help serve the wider community and support other local businesses such as Kynoch Adventures, Great Bear Sailing and Tweedsmuir Air. The impact of the Covid-19 pandemic on the tourism industry has been hard and long-lasting, but their efforts are helping to mitigate those effects for other businesses by putting Bella Coola more on the radar of BC residents in particular. FWC has also been hiring exclusively local employees.

P.O. Box 334
4950 Hwy 20
Hagensborg, BC
V0T 1H0

October 14, 2021

To: Evengeline Hanuse
Central Coast Regional District
Planning Department

Re: Bobby and Jen Sherlocks's Firvale Wilderness Camp Re-zoning Application

Dear Sir/Madam,

I'm writing to show my support for Bobby and Jen Sherlock of Firvale Wilderness camp and their re-zoning application.

I am currently just finishing up the first season of my Icelandic Horseback riding operation at Burnt Bridge property with the approval of Noel Pootlass and the Nuxalk nation.

I've enjoyed a successful first year of operation and a great part of this success is primarily due to the support and enthusiasm I have received from Firvale wilderness camp and their social media marketing of the valley. Over half of my clients are referred to me or booked through Firvale Wilderness camp and I hope to have them build my riding services into future packages, in fact I'm banking on it.

Bobby and Jen also have a policy of not taking commissions from local tour providers and due to this professional and generous act I am able to in turn offer this saving to discount riding lessons for local children. I currently have both Nuxalk and non-Nuxalk students who would not be able to pay the regular price of riding lessons if it weren't for this subsidy, Nor would I in my first year of operation with all the start up expenses be able to offer it.

Firvale Wildeness Camp is also desperately needed. There are simply not enough visitor beds in this valley. In addition to the lack of client beds we also have a local housing crisis but perfectly usable cabins/homes are being rented out to tourists in a VRBO setup. Ideally these cabins and small homes could be better served as long term rentals and purposely built short stay accommodations would serve the tourists.

I believe the camp fits well into the vision most of us locals have for the valley: Smaller family run businesses with a sense of community, respect for the first nations, and a great love of the valley's many natural attractions.

With the room demand as it is we know its only a matter of time before large corporations get more of a stakehold in the valley to fill this void. It is now common knowledge that the 'larger exclusive wilderness lodge' in the Park with their multi-billionaire investors barely hires any locals, and contributes very little to the local economy as it is too large and must order from large suppliers like Sysco and very little from local operations such as the Mercantile or the Rick Ratcliffs of the valley. The provide mostly their own in-house tours led by their in-house guides.



THUNDER MOUNTAIN
ADVENTURES

Evangeline Hanuse

From: M C
Sent: October 14, 2021 6:06 PM
To: ehanuse@ccrd.ca; Firvale Lodge
Subject: Comments on the Wilderness Camp in Firvale

To Evangeline Hanuse,

I am writing this letter in support of the Wilderness Camp to rezone, especially for the benefit of the local residents of Bella Coola Valley.

I don't typically vacation on resorts but I've stayed at Bob and Jen's wilderness camp already 3 times this season, twice with a group of friends, mostly local to the Nuxalk Nation.

The luxury to travel just 20 minutes up the road to a place where you feel you've entered a different time zone and climate for a day and a night is a most amazing experience, and most necessary for locals who otherwise need to travel far distances for a getaway. And what better option could there be than to relax in your own beautiful valley.

The host's ease in communication and warmth allows for the welcome you need in order to find a sense of belonging while also respecting your space - this feeling of familiarity is perhaps the main reason for my return.

Apart from the cozy decor, the comfort of preparing your own food, and the magnificent view through a geometrical window, I also appreciate how they keep the surrounding vegetation as it is, enhancing the natural environment and its beauty.

Mia Cuzner
Teacher at Acwsalcta School of the Nuxalk Nation

Evangeline Hanuse

From: Joseph Battensby
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support for Robert and Jennifer Sherlock for proposed rezoning of their property.

To whom it may concern

I write this as a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

For years the town of Bella coola has relied on extracting our natural resources for revenue and job opportunities. As we are seeing with the commercial fishing industry and the logging industry our natural resources are not unlimited and are not necessarily sustainable. What Robert and Jennifer are doing with that property is a leading example of the potential that the valley has to crate a sustainable tourism industry. These two took a rock pile and turned it into one of Bella Coola's most unique and sought after accommodations in just a couple years of being here. Not only does the development of Firvale Wilderness Camp create jobs for locals onsite but it also pulls together and supports many of the tourism businesses, such as my own.

Being new to the tourism industry as a chartering buisness, Robert and Jennifer's buisness has been instrumental to getting my buisness off the ground. They have supported me by sending many of their clients my way this season and have already secured bookings for next season, giving me some financial security to look forward to. With what they have turned that property into, combined with there marketing skills they have put Bella coola on the map creating a stream of revenue for the valley that can only get bigger as more and more people see what Bella coola has to offer. They can bee seen as expanders for our community as they are creating a more sustainable future for the valley. Coming from a logging background I made the decision to switch to tourism for that exact reason, sustainability. We as a community should be supporting small businesses that create sustainability without resource extraction.

Robert and Jennifer have done an excellent job of being involved in our community, and the rezoning of their property should be supported as they have supported so many of our local small businesses already.

Sincerely,

Joseph Battensby
Owner/Operator
Over The Top Adventures

* Please let me know that this letter has been recieved

Evangeline Hanuse

From: Gwyneth Anderson
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of support for Robert and Jennifer Sherlock and the proposed rezoning of their property in Firvale.

To whome it may concern,

This is a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

The Sherlock's, with their business Firvale Wilderness Camp, have not only supported me and my business, WildWay Farm Co., but many other local small businesses as well. They have created stable and reliable income opportunities to many of the tourism companies in the valley. They have submersed themselves in the community as well as included the community in their business so that the whole Valley can benefit, unlike some of the other accomodation businesses that we have allowed in our Valley. They have created an inclusive experience, allowing tourists to see the whole of the Bella Coola Valley as well as get to know and support the local people who live and work here.

On top of creating business and job opportunities for locals, they have also created a unique accommodations experience for tourists and locals alike. Something that we did not have in Bella Coola before this. With their tourism background, and marketing expertise I believe we should be looking to them for how we should move forward with tourism in the valley.

To deny them of the zoning change so that they are not able to do business as they have been will not only be a huge loss for them but will be a huge loss for tourists and affect many local Valley residents as well, wether that be through lost business/job opportunities or locals looking to get away without having to drive or fly to some far away destination.

I hope that this letter of support shows you the positive impacts that the Sherlock's and their business have had on the Bella Coola Valley.

Sincerely,

Gwyneth Anderson
Owner/Operator
WildWay Farm Co.

*Please let me know that you have recieved this letter of support.

Letter Of Support

Firvale Wilderness Camp rezoning request

To Evangeline Hanuse

From Ezra Mecham

Hello I would like to express my support for Bobby and Jen Sherlock in their request to rezone their property. I think that businesses and more importantly people like Jen and Bobby are a great addition to our community. The Firvale Wilderness Camp is a source of employment for locals, a place where locals can go for a in town vacation, and an economic booster for our . They outsource tours to other operators and they support local businesses, craftsman and artists and supports clientele to visit our community safely during their time here. A business that conducts itself this well and also communicates well with the Nuxalk Nation is a prime example of what more businesses in the valley should be, and has my full support in their efforts to rezone.

2021 November 18
Board Meeting



To: Courtney Kirk, CAO

CC: Board of Directors, CCRD

From: Evangeline Hanuse

Meeting Date: November 18, 2021

Subject: Firvale Wilderness Camp

Recommendation:

THAT the Board of Directors of the Central Coast Regional District receive the public hearing minutes for the Firvale Wilderness Camp rezoning application.

Issue/Background Summary:

Since the Public Hearing on October 19, 2021, concerns by the public have been noted and there have been revisits with the various agencies that the rezoning application was referred to. More time is needed before the rezoning bylaw is submitted for further readings by the Board.

Vancouver Coastal Health - VCH

The function of VCH with respect to the Firvale Wilderness Camp currently is to issue a construction permit. The cabins and domes at the Camp have a new septic system that have been approved and constructed. The lodge building has a construction permit approved and work will go forward. The water construction permit is ongoing.

Forests, Lands & Natural Resource Operations - FLNRO

Upon further discussion with FLNRO, there needs to be more clarity with the watercourse and alluvial fan situation as well as with the Ministry of Transportation & Infrastructure (MOTI) in regards to next steps.

Submitted by: _____
Evangeline Hanuse

Reviewed by: _____
Courtney Kirk, Chief Administrative Officer

Board Meeting
 NOV 18 2021
 CCRD ITEM (C)(3)



Board present: Director Lawrence Northeast, Area D

Staff present: Courtney Kirk CAO, Evangeline Hanuse Planning Coordinator, Jim Ward Operations Technician, Yene Byun Finance Manager

Public present: ±25

The Public Hearing was a virtual and open seating format and the rezoning applicants chose to sit at the table along with Director Northeast and staff members Evangeline Hanuse and Jim Ward. Others sat or stood where able due to capacity limits of the seating area.

1. CALL TO ORDER

Director Northeast began the Public Hearing at 7:00 pm and outlined the purpose and procedures to be followed.

2. BYLAW

Bylaw No. 504 Bella Coola Valley Zoning Amendment Bylaw, 2021

Applicant: Robert and Jennifer Sherlock, Firvale Wilderness Camp

Purpose: If Bylaw No. 504 is adopted, the property would be zoned from R-1 (Residential) to C-1 (Commercial).

Location: Lot A, Section 25, Township 6, Range 3, Coast District, Plan 31244, 4330 Highway 20

In person speakers:

Tom Hermance read a letter submitted by Carsten Ginsburg dated October 10, 2021. See letter attached. Hermance had previously submitted a support letter for the Firvale Wilderness Camp dated April 28, 2021 on behalf of Bella Coola Valley Tourism (BCVT) as the President of the organization. Hermance added that he did not write the letter that Ginsburg wrote but agreed with the contents. Hermance added that the Sherlocks are invaluable in terms of utilizing social media for local tourism. They were also instrumental in assisting with last year's friction with the Nuxalk and tourism opening as well as volunteering at the checkpoint along with BCVT Directors.

Ezra Mecham read the letter he submitted on October 14, 2021. See letter attached. Mecham also added that he believes there is a strong presence of youth in support of the Sherlocks as they have done a good job of reaching out to youth to work for them and this is appreciated.

Chelsea Scott noted that she and her husband own a business in the Bella Coola Valley and as business owners they appreciate the Sherlocks. Scott feels that the Sherlocks support local even though they could outsource but they do not. Scott also feels that the Sherlocks are an asset to the community, her family, and friends. Scott believes that the business is respectful and quiet with only 5 dwellings.

Nancy Atkinson does not disagree with the comments made about the Sherlocks. Atkinson submitted a petition that has 7 signatures with the following addresses 4275 Hwy 20, 4233 Hwy 20, 4241 Hwy



20, 4217 Hwy 20, 4282 & 4264 Hwy 20, 4257, 4259 & 4261 Hwy 20, and 4256 Hwy 20. The wording of the petition is as follows:

By establishing their business before applying for rezoning permission the Sherlock's have forced the CCRD to precipitate a change in zoning and/or land use bylaws. That this property is potentially unsafe and that this was the reason for Ratcliff Creeks' diversion is not even being addressed let alone resolved. More than once (and on into the future) significant damage was done to their immediate neighbours.

As residents of the valley we welcome an update of land use bylaws to reflect the wishes of all residents and thank the directors for undertaking this difficult process on our behalf. However in regards to Firvale Wilderness Camp will the directors please give serious consideration before granting commercial rezoning when by granting this permission they are contravening their own "January 2018 Emergency Response Plan Annex C – Landslides and debris flow", "10.1 Hazard Reduction Strategies: Incorporate landslide risk into land zoning."

Dolores Vosburgh stated that she is opposed to the rezoning although not opposed to economic development in the valley. Tom and Dolores Vosburgh believe that the Official Community Plan (OCP) was put in place to protect the valley from development that was not suitable in certain areas, such as farmland. The applicants purchased this property and proceeded to build it into a tourist destination without any regard for zoning. Changing the zoning to C-1 (General Commercial) is inappropriate considering the broad uses of the commercial zoning. The property is on a very unstable alluvial fan, and in certain weather conditions huge amounts of water and debris comes tumbling down.

Vosburgh continues that the Sherlocks built a diversion in the fall of 2019 without a Geotech or permit and were charged by FLNRO in October 2020. They did this to protect their property, as the natural path was threatening it prior to their purchase. In doing this, they directed the creek in the direction over the highway and into the Vosburgh's property causing major destruction in 2019 and 2020. This altered the creek course and it does not flow where its original path was. The last event was the worst filling the hay field with sand, rocks, debris, destroying pasture, ditches and fences. Water seeped out of banks for weeks coming from underground. A Geotech is needed to determine the stability of the alluvial fan. The Vosburghs question if the CCRD can be held responsible by rezoning without properly assessing the stability of the area. The Board should have this area assessed by a Geotech prior to making any decision on rezoning to allow tourist accommodation in a serious fallout area.

Vosburgh concludes that on September 29, 2021 they received an email from Brian Epps, Senior Regional Specialist, Water and Diking Safety, FLNRO and copied this to CAO Kirk and Epps noted he commits to "open discussions with the CCRD to see if the rezoning application could be subject to the construction of drainage improvements to safeguard the proposed newly zoned lands with an assurance that the new drainage improvements will not cause any negative impacts to your lands."

Fawn Gunderson, realtor, noted that she sold the property to the Sherlocks. Gunderson says that the Sherlocks have employed both of her kids. There was conversation at the property before it was purchased about the Sherlock's plans. Gunderson believes that they truly thought they were fitting



into the zoning bylaws at the time and there was never intention to do something outside of the zoning bylaws and get away with it. As far as the slide goes, that would happen whether it remains residential or gets rezoned to commercial. Water came across the road every year that Gunderson can remember.

Zoom speakers:

Travis George believes the Sherlocks are not bad people and the Camp is remarkable. However, there is a contravention of water bodies and a dam was installed. The main channel is blocked off where valley residents have put in culverts. Water was pushed to neighbours out of the naturally occurring channel. George states that public infrastructure cannot even be used anymore. George is not sure why there was a need to alter the stream. There are also too many dwellings on the property for the current zoning and structures were continued to be built. The spirit of the actions taken thus far, especially to neighbours proves that the Sherlocks are not responsible to have commercial zoning. Current zoning bylaws are also very vague and it's unclear if allowing commercial zoning will allow liquor licenses, weddings and parties. Firvale is not the place for this kind of activity. The Sherlocks have the water rights for a residence and not a hotel and in September the water gets very low. George and another neighbor use the water for agriculture and with the way climate change is going it has been getting lower and lower each year.

Carsten Ginsburg is a Director of BCVT. He hopes that issues can be worked out as the Sherlocks are good people and contribute to the community more than anyone Ginsburg has known. Further, the Sherlocks volunteer to do things that nobody else wants to do. It would be disappointing if this did not work out and all of the Sherlock's hard work be crushed as they represent the future of the valley with their new and fresh ideas.

Sally King read a letter she wrote that was previously submitted to the Board on July 8, 2021 at the regularly scheduled Board meeting. See letter attached.

According to the Public Hearing Notice written submissions were received until 4:00 pm on Friday, October 15, 2021. Letters are attached that were read out during the Public Hearing.

Letters submitted and attached from:

Elijah Mecham on October 13, 2021
 Tim Case & Anne Ehrlich on October 14, 2021
 Peter Wainwright on October 13, 2021
 Ezra Mecham on October 14, 2021
 Carsten Ginsburg on October 10, 2021
 Rebecca Percy, Thunder Mountain Adventures on October 14, 2021
 Mia Cuzner on October 14, 2021
 Joseph Battensby on October 15, 2021
 Gwyneth Anderson on October 15, 2021

See letters attached for reference:

Nancy Atkinson petition, September 25, 2021



Sally King, July 8, 2021

Tom & Dolores Vosburgh, read on October 19, 2021

Firvale Wilderness Camp – Bobby Sherlock, Jen Sherlock:

Bobby Sherlock reiterated that he views glamping as a form of camping and believed the property to be zoned for that purpose and for use of the travelling public. B. Sherlock wondered why there would be a difference of the tents they use as opposed to camping tents. B. Sherlock noted that he is open to discussion and surrounding neighbours have not approached him directly about concerns. The Sherlocks had resided in Firvale 6 to 8 months before COVID-19 hit and circumstances have been trying. There was no intention to fly under the radar and do anything devious in respect to zoning. The Sherlocks were asked to rezone and have complied and are doing the best they can. Being solution-based people they welcome people to voice concerns and work toward solutions. The Sherlocks believe that they do not currently exceed the liter units on their water lease and have worked with Vancouver Coastal Health to bring the water up to commercial grade. [See the June 10, 2021 Planning Report to the Board for referral responses].

Jen Sherlock spoke to trying to comply with zoning as she has had experience in reading zoning bylaws in other communities they have lived in. J. Sherlock feels that she was careful to build where they chose to build. In the Bella Coola Valley camping does not always feel safe and their goal is to create a space for safe camping. The current zoning bylaw is vague and none of their units are dwelling units. The units are not self-sufficient spaces. J. Sherlock states that they were asked to rezone and do not want anyone to think that they chose to rezone; however they would like to conform and continue their operations. The water and septic have been updated to commercial grade and there is an openness to improve where possible. This includes working with neighbours to have solution-based conversations.

Joy MacKay was late to joining the meeting online and wanted to offer comment. MacKay was impressed with the level of support for the proponents and the Sherlocks have done great things on their property. MacKay concurs with the comments heard about diversifying the economy and offering these kinds of services. With applications such as this it is a situation of the tail wagging the dog to apply for rezoning to bring a current business into compliance and notes that the Sherlocks believed themselves to be in compliance. MacKay asserts there is the option of creating a new zone called the 'Wilderness Tourism Zone'. MacKay states that this has been brought forward in the past and hopes that it will be considered for this application. This can accommodate wilderness tourism yet conform to the vision in the Official Community Plan (OCP), that being to limit commercial development to main settlement areas. This leads to the fact that the OCP has to be updated.

J. Sherlock responded that the CCRD Board requested the specific C-1 Commercial zoning. B. Sherlock stated that the rezoning process is tough on them as well and there is fear mongering that if they rezone to Commercial then that opens the doors for things like mining or a sawmill. They just want to run 5 cabins/domes.

3. ADJOURNMENT

The meeting adjourned at 8:00 pm.



A handwritten signature in black ink, appearing to be 'A. H.', written over a horizontal line.

Director Northeast
Area D

A handwritten signature in black ink, appearing to be 'Evangeline Hanuse', written over a horizontal line.

Evangeline Hanuse
Planning Coordinator



Addendum to the Minutes

- **Having a 'Wilderness Tourism Zone'.** At the time of this report no evidence was found of previous CCRD-level discussions around the possibility of the Wilderness Tourism Zone. This could possibly be due to the record retention limit of 7 years.
- **Consideration of the January 2018 Emergency Response Plan Annex C – Landslides and debris flow”, “10.1 Hazard Reduction Strategies: Incorporate landslide risk into land zoning.”** See excerpt below for reference.

10 Landslides and Debris Flows

Risk Index: 9

Severe Potential: High

Frequency: Unlikely, improbably (every 30-100 years)

Steep mountainsides mean there is always a potential for land (soil or rock) slides. These will have adverse effects on the areas they fall on, ranging from destruction of life and property to disruption of power and telephone lines and roads. They may also contribute to wider problems, if they cause temporary damming of a watercourse, with subsequent flooding.

Landslides and debris flows are usually associated with heavy snow and/or rain events; however, they may also be triggered by earth tremors.

Of particular concern to Bella Coola is the potential for prolonged closure of Hwy 20 due to large land slide or road collapse on 'The Hill', thus preventing transport of essential supplies like food and fuel. In this case, alternative transport, likely by plane, barge or ferry would need to be arranged in short order.

10.1 Hazard Reduction Strategies

Hazard reduction strategies entail:

- *Promotion of terrain stability assessments above key facilities and transportation infrastructure*
- *Incorporate landslide risk into land zoning*

To: Central Coast Regional District

P.O. Box 186,
626 Cliff Street,
Bella Coola, B.C.
V0T-1C0

Attention: Board of Directors

**Subject: Public Hearing, Zoning Bylaw No.71, Ammendment Bylaw No.504,
2021 for LotA, Plan VIP 31244, Section25, Township 6, Land District 12**

We are opposed to the proposal to rezone the above-mentioned property from R-1 (Large Holdings) to C-1 (General Commercial).

Although we are not opposed to economic development in the valley, we believe the Official Community Plan was put in place to protect the valley from development that was not suitable in certain areas, such as farmland.

The Applicants purchased this property and proceeded to build it into a tourist destination without any regard for zoning. Changing the zoning to C-1 (General Commercial) is inappropriate considering the broad uses of the commercial zoning.

This property is on a very unstable alluvial fan, and in certain weather conditions huge amounts of water and debris comes tumbling down. They built a diversion in the fall of 2019 without a Geotech or permit and were charged by the FLNRO in October 2020. They did this to protect their property, as the natural path was threatening it prior to their purchase. In doing this, they directed the creek in our direction causing major destruction to our property in

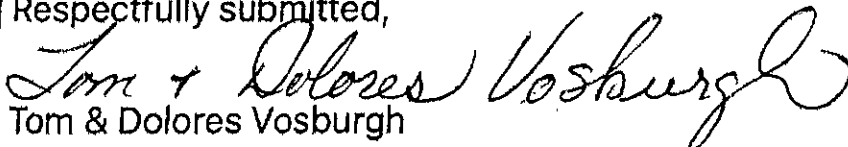
2019 and 2020. This altered the creek course and it does not flow where its original path was. The last event was worse than the first, filling our hay field with sand, rocks and debris, destroying our pasture, ditch and fences, water was seeping out of our banks for weeks following, obviously coming underground.

We are concerned this is undermining all of the surrounding ground and believe a Geotech is needed to determine the stability of this alluvial fan. We question if the ccrd can be held responsible by rezoning without properly assessing the stability of this area. The Board should have this assessed by a Geotech prior to making any decision on rezoning to allow tourist accommodation in a serious fallout area.

On September 29, 2021 we received a email from Brian Epps, Senior Regional Specialist, Water and Diking Safety, FLNRO, copied to the CCRD CAO, in it he commits to "Open discussions with the CCRD to see if the rezoning application could be subject to the construction of drainage improvements to safeguard the proposed newly zoned lands with an assurance that the new drainage improvements will not cause any negative impacts to your lands"

In summary, all of the permitted uses within a C-1 (General Commercial) zone are not an appropriate fit for Firvale and we trust the board to consider options that could bring the applicants property into compliance with local bylaws. We also wish the board to consider the record of disregard for authority the property owners have shown in the past as a nod to future behaviour.

Respectfully submitted,


Tom & Dolores Vosburgh

Central Coast Regional District
626 Cliff Street, Box 186
Bella Coola, B.C. V0T 1C0

Attention: Board of Directors

Re: Firvale Wilderness Camp — Commercial Rezoning Application

By establishing their business before applying for rezoning permission the Sherlock's have forced the CCRD to precipitate a change in zoning and/or land use bylaws. That this property is potentially unsafe and that this was the reason for Ratcliff Creeks' diversion is not even being addressed let alone resolved. More than once (and on into the future) significant damage was done to their immediate neighbours.

As residents of the valley we welcome an update of land use bylaws to reflect the wishes of all residents and thank the directors for undertaking this difficult process on our behalf. However in regards to Firvale Wilderness Camp will the directors please give serious consideration before granting commercial rezoning when by granting this permission they are contravening their own "January 2018 Emergency Response Plan Annex C — Landslides and debris flow"
10.1 Hazard Reduction Strategies: Incorporate landslide risk into land zoning."

Firvale Resident: Opposed to the commercial rezoning of 4330 Hwy 20

- Don + Lolmae Voshburgh 4275 Hwy 20
- Donald + Penny Francis 4233 Hwy 20
- Kenneth Ratchiff 4241 Hwy 20
- Graig Larson 4217 Hwy 20
- Paul Bagshaw 4282 Hwy 20 } 4264 Hwy 20
- Paul Bagshaw 4257 - 4259 - 4261 Hwy 20
- Paul Kovach 4256 Mackenzie Hwy 20

Evangeline Hanuse

From: Sally
Sent: April 28, 2021 7:05 PM
To: ehanuse@ccrd.ca
Subject: Firvale Wilderness Camp

Dear Ms. Hanuse,

I hope that you are well despite this challenging year.

I understand that Firvale Wilderness Camp is currently undergoing the process to rezone its property from a campground to commercial property. I just wanted to write to share with you my support of Firvale Wilderness Camp and the positive impact that I believe the camp has had and will continue to have on our local community.

The Camp has been thoughtfully created by Jen and Bobby and is very much in keeping with its surroundings and the natural landscape. Jen and Bobby are clearly invested in the Bella Coola Valley, and have marketed the Camp to a largely untargeted market in the Valley, including the young adult demographic. This deliberate choice has ensured that business has not been re-directed from established hotels in the region, but instead this move has encouraged additional travel to the Valley. In fact, I believe that the Camp's website and social media pages beautifully showcase the Bella Coola Valley and the experiences our community has to offer, which I am sure entices people not only to the Camp itself but to the Valley in general, where visitors can explore and spend locally, benefitting the community financially.

As commercial logging and fishing industries suffer, eco-tourism is certainly becoming more of a focus for businesses within the Valley. Firvale Wilderness Camp continues to partner with a number of locally owned and operated guiding and tourism businesses to encourage local spending and offer adventure packages to their guests. Despite the limited size of the Camp, I imagine that the target demographic of the Camp are those seeking adventure and therefore those willing to pay for the perfect Bella Coola experience, whether that's a bear watching float, a sailing trip to hot-springs or a scenic flight.

Jen and Bobby are a wonderful addition to the Bella Coola Valley and have worked tirelessly to engage with and understand the needs of the community, even offering volunteer assistance to Bella Coola Valley Tourism. They appear to have focused heavily on collaboration and have utilized local resources and worked with businesses within the community at every chance possible along their journey.

My husband and I began our Bella Coola adventure as clients of Firvale Wilderness Camp and thanks, in part, to the beauty and feel of the Camp, and Jen and Bobby's enthusiastic conversations regarding the Bella Coola Valley, we purchased our very first home and became residents of this community. Jen and Bobby really are fantastic ambassadors of the Bella Coola Valley, and have so much to offer this community, not only bringing financial benefits, but as role-models for our youth and mentors for those with dreams within the tourism industry.

Thank you for taking the time to read my letter and if you require any further details, please don't hesitate to reach out.

Kind Regards,

From the desk of

Carsten J Ginsburg

PH: (250) 982-2591
2538 Saloompt Rd North
Hagensborg, BC V0T 1H0

October 10th, 2021

RE: Letter of Support Firvale Wilderness Camp

TO: Central Coast Regional District
626 Cliff St., Box 186
Bella Coola, BC V0T 1C0

ATTN: Evangeline Hanuse

This letter is to express my support to re-zone Firvale Wilderness Camp and keep business operations open. Firvale Wilderness Camp is an asset to the valley for both raising awareness on social media and employing people in this area.

For each visitor who stays at Firvale Wilderness camp, guides are hired, stores and gas stations benefit and customers share their experiences on social platforms. All this raises awareness of the valley and directly helps tourism and local businesses.

Additionally, Mr. & Mrs. Sherlock volunteer to promote local events and other businesses through Bella Coola Valley Tourism. By increasing Bella Coola's exposure, Firvale Wilderness Camp help bring in much needed tourist dollars. Firvale Wilderness Camp adds value to the district by increasing the local tax base and hopefully enable CCRD to increase services.

This valley needs more locally-owned businesses such as Firvale Wilderness camp. Please re-zone their property and help Mr. & Mrs. Sherlock to continue to operate in the Bella Coola Valley.

Thank you,



Carsten Ginsburg

Evangeline Hanuse

From: Elijah Mecham
Sent: October 13, 2021 9:17 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support: Firvale Wilderness Lodge - rezoning

Good Morning Evange,

I am emailing you today to show my support for the rezoning of the ALR property of Bobby and Jen Sherlock's property.

I support the rezoning of this property as it sits on a rockslide path and in my mind has very little agricultural promise. The Sherlock's have developed this rocky ground and use it for a business which I Bruce is a great use.

I hope this letter finds you well,

Elijah Mecham

Evangeline Hanuse

From: Tim Case
Sent: October 14, 2021 8:24 PM
To: ehanuse@ccrd.ca
Subject: Letter of support for Jen & Bobby Sherlock

Hello,

We'd like to submit this letter of support for Jen and Bobby Sherlock's rezoning application at 4330 Hwy 20 (Firvale Wilderness Camp). Jen and Bobby have always been happy to help us as neighbours, and have been very generous in sending business our way. We're sure that ours is just one example of many positive relationships they've built in Bella Coola with local businesses and community members. We sincerely hope to see them continue to operate their business here in Firvale.

Tim Case & Anne Ehrlich
4198 Highway 20

--
Tim Case

4256 Hwy 20
Box 311
Hagensborg, BC
V0T 1H0

October 13, 2021

To Whom It May Concern,
Central Coast Regional District
Planning Department

Re: Firvale Wilderness Camp Permitted Use / Re-zoning Application

Dear Sir/Madam,

I hereby wish to provide a letter in full support of Bobby and Jen Sherlock's re-zoning application for 4330 Hwy 20.

I live 100m west of Firvale Wilderness Camp. From my perspective as a near neighbour there are no negative aspects from their business or from a re-zoning request. I believe their location is very well suited to their enterprise. I do not consider the style of their accommodations to be that divergent from a campground (which would be allowed under previous zoning), and in all respects their accommodation has a far more sightly and aesthetic value than a campground. Their business is so minimal impact and small scale that I cannot imagine any neighbours noticing any detrimental effect whatsoever. It is also a seasonal business, with no effects for a significant portion of the year.

In fact, I think their business is an asset, both to Firvale, and especially to the wider Bella Coola valley. I know of many valley residents that have had 'staycations' at FWC during the pandemic when travel further afield was not recommended or have since recommended them to visiting family and friends. I believe that FWC's location, being geographically removed from Hagensborg and Bella Coola, allows local residents to have the feeling they are on a vacation. I also feel that FWC offers a slightly different and welcome option from the accommodation options down valley, being closer to the Provincial Park and the wilderness that brings. Accommodation and camping options in the park are extremely limited, especially during the fall. Camping itself is problematic in such bear habitat. And from what I have heard from visiting friends and family, there is a lack of accommodation options for travellers in the valley in general, especially in the busy season and FWC helps to fill that void.

I welcome new tourism businesses to the valley, especially as an alternative to non-renewable resource extraction. Firvale Wilderness Camp do a wonderful job of advertising the natural beauty of the whole Bella Coola and surrounding area – this is of benefit to the entire tourism industry in the valley. I believe FWC is working hard to help serve the wider community and support other local businesses such as Kynoch Adventures, Great Bear Sailing and Tweedsmuir Air. The impact of the Covid-19 pandemic on the tourism industry has been hard and long-lasting, but their efforts are helping to mitigate those effects for other businesses by putting Bella Coola more on the radar of BC residents in particular. FWC has also been hiring exclusively local employees.

I believe FWC is working hard to help serve their neighbours and the wider community and support other local businesses. Their business is in many respects very similar to a lot of other home businesses in the valley that make up a sizeable portion of the local economy. I have only heard good things about them from other valley residents, and most importantly, they appear to be politely and respectfully consulting and working with members of the Nuxalk nation.

As a neighbour, I personally cannot see any reason not to grant them permitted use for traveller accommodation or the re-zoning they require to operate.

Should you have any further questions regarding this reference, please free to contact me by email or phone at

Yours sincerely,

Peter Wainwright

P.O. Box 334
4950 Hwy 20
Hagensborg, BC
V0T 1H0

October 14, 2021

To: Evengeline Hanuse
Central Coast Regional District
Planning Department

Re: Bobby and Jen Sherlocks's Firvale Wilderness Camp Re-zoning Application

Dear Sir/Madam,

I'm writing to show my support for Bobby and Jen Sherlock of Firvale Wilderness camp and their re-zoning application.

I am currently just finishing up the first season of my Icelandic Horseback riding operation at Burnt Bridge property with the approval of Noel Pootlass and the Nuxalk nation.

I've enjoyed a successful first year of operation and a great part of this success is primarily due to the support and enthusiasm I have received from Firvale wilderness camp and their social media marketing of the valley. Over half of my clients are referred to me or booked through Firvale Wilderness camp and I hope to have them build my riding services into future packages, in fact I'm banking on it.

Bobby and Jen also have a policy of not taking commissions from local tour providers and due to this professional and generous act I am able to in turn offer this saving to discount riding lessons for local children. I currently have both Nuxalk and non-Nuxalk students who would not be able to pay the regular price of riding lessons if it weren't for this subsidy, Nor would I in my first year of operation with all the start up expenses be able to offer it.

Firvale Wilderness Camp is also desperately needed. There are simply not enough visitor beds in this valley. In addition to the lack of client beds we also have a local housing crisis but perfectly usable cabins/homes are being rented out to tourists in a VRBO setup. Ideally these cabins and small homes could be better served as long term rentals and purposely built short stay accommodations would serve the tourists.

I believe the camp fits well into the vision most of us locals have for the valley: Smaller family run businesses with a sense of community, respect for the first nations, and a great love of the valley's many natural attractions.

With the room demand as it is we know its only a matter of time before large corporations get more of a stakehold in the valley to fill this void. It is now common knowledge that the 'larger exclusive wilderness lodge' in the Park with their multi-billionaire investors barely hires any locals, and contributes very little to the local economy as it is too large and must order from large suppliers like Sysco and very little from local operations such as the Mercantile or the Rick Ratcliffs of the valley. They provide mostly their own in-house tours led by their in-house guides.



THUNDER MOUNTAIN
ADVENTURES

If we give small local business' support to succeed we will increase the jobs available to locals, we insure the future operation of Steve Waugh's vehicle rentals, Over the top adventures, Copper Sun tours, Tahleo Cannery tours, Great Bear Sailing tours among many other tour and service providers.

I am greatly looking forward to Firvale Wilderness Camp being successful in their application to obtain the zoning and support they require from the valley to be able to continue to operate and offer their unique and very much needed service.

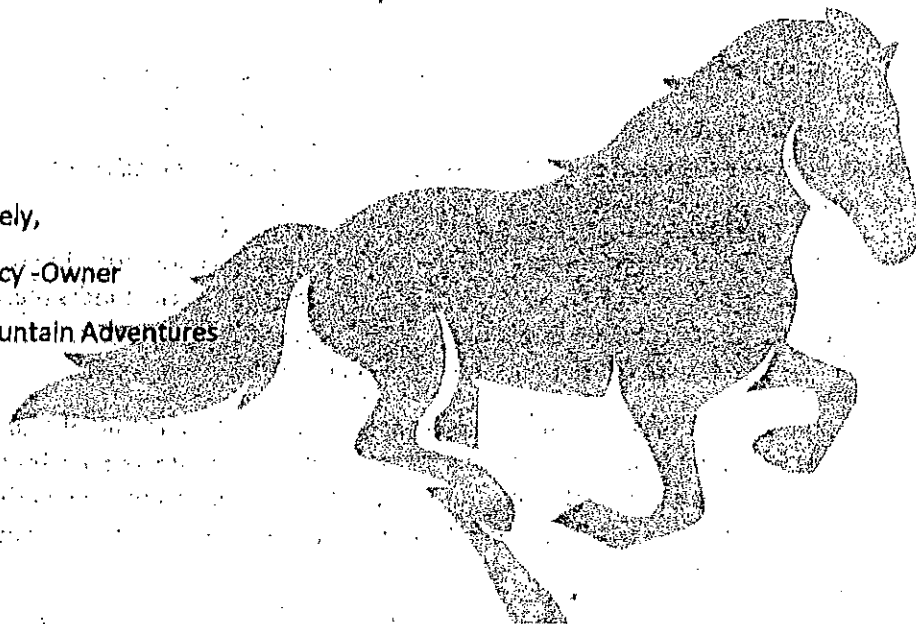
I should also add that as a neighbour I welcome the addition of the operation. It has improved the aesthetics of the property and the area while remaining low-impact and tasteful.

Please do not hesitate to contact me for any reason.

Yours sincerely,

Rebecca Percy -Owner

Thunder Mountain Adventures



THUNDER MOUNTAIN
ADVENTURES

Evangeline Hanuse

From: M C
Sent: October 14, 2021 6:06 PM
To: ehanuse@ccrd.ca; Firvale Lodge
Subject: Comments on the Wilderness Camp in Firvale

To Evangeline Hanuse,

I am writing this letter in support of the Wilderness Camp to rezone, especially for the benefit of the local residents of Bella Coola Valley.

I don't typically vacation on resorts but I've stayed at Bob and Jen's wilderness camp already 3 times this season, twice with a group of friends, mostly local to the Nuxalk Nation.

The luxury to travel just 20 minutes up the road to a place where you feel you've entered a different time zone and climate for a day and a night is a most amazing experience, and most necessary for locals who otherwise need to travel far distances for a getaway. And what better option could there be than to relax in your own beautiful valley.

The host's ease in communication and warmth allows for the welcome you need in order to find a sense of belonging while also respecting your space - this feeling of familiarity is perhaps the main reason for my return.

Apart from the cozy decor, the comfort of preparing your own food, and the magnificent view through a geometrical window, I also appreciate how they keep the surrounding vegetation as it is, enhancing the natural environment and its beauty.

Mia Cuzner
Teacher at Acwsalcta School of the Nuxalk Nation

Evangeline Hanuse

From: Joseph Battensby
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support for Robert and Jennifer Sherlock for proposed rezoning of their property.

To whom it may concern

I write this as a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

For years the town of Bella coola has relied on extracting our natural resources for revenue and job opportunities. As we are seeing with the commercial fishing industry and the logging industry our natural resources are not unlimited and are not necessarily sustainable. What Robert and Jennifer are doing with that property is a leading example of the potential that the valley has to crate a sustainable tourism industry. These two took a rock pile and turned it into one of Bella Coola's most unique and sought after accommodations in just a couple years of being here. Not only does the development of Firvale Wilderness Camp create jobs for locals onsite but it also pulls together and supports many of the tourism businesses, such as my own.

Being new to the tourism industry as a chartering buisness, Robert and Jennifer's buisness has been instrumental to getting my buisness off the ground. They have supported me by sending many of their clients my way this season and have already secured bookings for next season, giving me some financial security to look forward to. With what they have turned that property into, combined with there marketing skills they have put Bella coola on the map creating a stream of revenue for the valley that can only get bigger as more and more people see what Bella coola has to offer. They can bee seen as expanders for our community as they are creating a more sustainable future for the valley. Coming from a logging background I made the decision to switch to tourism for that exact reason, sustainability. We as a community should be supporting small businesses that create sustainability without resource extraction.

Robert and Jennifer have done an excellent job of being involved in our community, and the rezoning of their property should be supported as they have supported so many of our local small businesses already.

Sincerely,

Joseph Battensby
Owner/Operator
Over The Top Adventures

* Please let me know that this letter has been recieved

Evangeline Hanuse

From: Gwyneth Anderson
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of support for Robert and Jennifer Sherlock and the proposed rezoning of their property in Firvale.

To whome it may concern,

This is a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

The Sherlock's, with their business Firvale Wilderness Camp, have not only supported me and my business, WildWay Farm Co., but many other local small businesses as well. They have created stable and reliable income opportunities to many of the tourism companies in the valley. They have submersed themselves in the community as well as included the community in their business so that the whole Valley can benefit, unlike some of the other accomodation businesses that we have allowed in our Valley. They have created an inclusive experience, allowing tourists to see the whole of the Bella Coola Valley as well as get to know and support the local people who live and work here.

On top of creating business and job opportunities for locals, they have also created a unique accommodations experience for tourists and locals alike. Something that we did not have in Bella Coola before this. With their tourism background, and marketing expertise I believe we should be looking to them for how we should move forward with tourism in the valley.

To deny them of the zoning change so that they are not able to do business as they have been will not only be a huge loss for them but will be a huge loss for tourists and affect many local Valley residents as well, wether that be through lost business/job opportunities or locals looking to get away without having to drive or fly to some far away destination.

I hope that this letter of support shows you the positive impacts that the Sherlock's and their business have had on the Bella Coola Valley.

Sincerely,

Gwyneth Anderson
Owner/Operator
WildWay Farm Co.

*Please let me know that you have recieved this letter of support.

To: Central Coast Regional District

P.O. Box 186,
626 Cliff Street,
Bella Coola, B.C.
V0T-1C0

Attention: Board of Directors

**Subject: Public Hearing, Zoning Bylaw No.71, Ammendment Bylaw No.504,
2021 for LotA, Plan VIP 31244, Section25, Township 6, Land District 12**

We are opposed to the proposal to rezone the above-mentioned property from R-1 (Large Holdings) to C-1 (General Commercial).

Although we are not opposed to economic development in the valley, we believe the Official Community Plan was put in place to protect the valley from development that was not suitable in certain areas, such as farmland.

The Applicants purchased this property and proceeded to build it into a tourist destination without any regard for zoning. Changing the zoning to C-1 (General Commercial) is inappropriate considering the broad uses of the commercial zoning.

This property is on a very unstable alluvial fan, and in certain weather conditions huge amounts of water and debris comes tumbling down. They built a diversion in the fall of 2019 without a Geotech or permit and were charged by the FLNRO in October 2020. They did this to protect their property, as the natural path was threatening it prior to their purchase. In doing this, they directed the creek in our direction causing major destruction to our property in

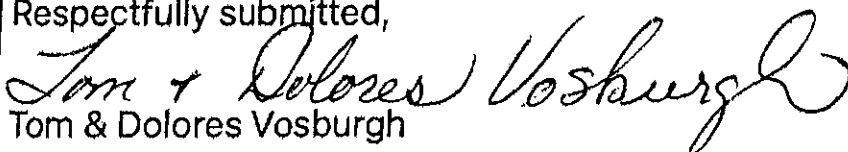
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We are concerned this is undermining all of the surrounding ground and believe a Geotech is needed to determine the stability of this alluvial fan. We question if the ccrd can be held responsible by rezoning without properly assessing the stability of this area. The Board should have this assessed by a Geotech prior to making any decision on rezoning to allow tourist accommodation in a serious fallout area.

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In summary, all of the permitted uses within a C-1 (General Commercial) zone are not an appropriate fit for Firvale and we trust the board to consider options that could bring the applicants property into compliance with local bylaws. We also wish the board to consider the record of disregard for authority the property owners have shown in the past as a nod to future behaviour.

Respectfully submitted,


Tom & Dolores Vosburgh

Central Coast Regional District
626 Cliff Street, Box 186
Bella Coola, B.C. V0T 1C0

Attention: Board of Directors

Re: Firvale Wilderness Camp — Commercial Rezoning Application

By establishing their business before applying for rezoning permission the Sherlock's have forced the CCRD to precipitate a change in zoning and/or land use bylaws. That this property is potentially unsafe and that this was the reason for Ratcliff Creeks' diversion is not even being addressed let alone resolved. More than once (and on into the future) significant damage was done to their immediate neighbours.

As residents of the valley we welcome an update of land use bylaws to reflect the wishes of all residents and thank the directors for undertaking this difficult process on our behalf. However in regards to Firvale Wilderness Camp will the directors please give serious consideration before granting commercial rezoning when by granting this permission they are contravening their own "January 2018 Emergency Response Plan Annex C — Landslides and debris flow" 10.1 Hazard Reduction Strategies: Incorporate landslide risk into land zoning."

Firvale Resident: Opposed to the commercial rezoning of 4330 Hwy 20

- Don + Colleen Vashburgh 4275 Hwy 20
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- Kenneth Ratchiff 4241 Hwy 20
- Gray Larson 4217 Hwy 20
- Paul Bagshaw 4282 Hwy 20 } 4264 Hwy 20
- Bill Kovach 4257-4259-4261 Hwy 20
- Ken Kovach 4256 Mackenzie Hwy 20

Evangeline Hanuse

From: Sally
Sent: April 28, 2021 7:05 PM
To: ehanuse@ccrd.ca
Subject: Firvale Wilderness Camp

Dear Ms. Hanuse,

I hope that you are well despite this challenging year.

I understand that Firvale Wilderness Camp is currently undergoing the process to rezone its property from a campground to commercial property. I just wanted to write to share with you my support of Firvale Wilderness Camp and the positive impact that I believe the camp has had and will continue to have on our local community.

The Camp has been thoughtfully created by Jen and Bobby and is very much in keeping with its surroundings and the natural landscape. Jen and Bobby are clearly invested in the Bella Coola Valley, and have marketed the Camp to a largely untargeted market in the Valley, including the young adult demographic. This deliberate choice has ensured that business has not been re-directed from established hotels in the region, but instead this move has encouraged additional travel to the Valley. In fact, I believe that the Camp's website and social media pages beautifully showcase the Bella Coola Valley and the experiences our community has to offer, which I am sure entices people not only to the Camp itself but to the Valley in general, where visitors can explore and spend locally, benefitting the community financially.

As commercial logging and fishing industries suffer, eco-tourism is certainly becoming more of a focus for businesses within the Valley. Firvale Wilderness Camp continues to partner with a number of locally owned and operated guiding and tourism businesses to encourage local spending and offer adventure packages to their guests. Despite the limited size of the Camp, I imagine that the target demographic of the Camp are those seeking adventure and therefore those willing to pay for the perfect Bella Coola experience, whether that's a bear watching float, a sailing trip to hot-springs or a scenic flight.

Jen and Bobby are a wonderful addition to the Bella Coola Valley and have worked tirelessly to engage with and understand the needs of the community, even offering volunteer assistance to Bella Coola Valley Tourism. They appear to have focused heavily on collaboration and have utilized local resources and worked with businesses within the community at every chance possible along their journey.

My husband and I began our Bella Coola adventure as clients of Firvale Wilderness Camp and thanks, in part, to the beauty and feel of the Camp, and Jen and Bobby's enthusiastic conversations regarding the Bella Coola Valley, we purchased our very first home and became residents of this community. Jen and Bobby really are fantastic ambassadors of the Bella Coola Valley, and have so much to offer this community, not only bringing financial benefits, but as role-models for our youth and mentors for those with dreams within the tourism industry.

Thank you for taking the time to read my letter and if you require any further details, please don't hesitate to reach out.

Kind Regards,

From the desk of

Carsten J Ginsburg

PH: (250) 982-2591
2538 Saloompt Rd North
Hagensborg, BC V0T 1H0

October 10th, 2021

RE: Letter of Support Firvale Wilderness Camp

TO: Central Coast Regional District
626 Cliff St., Box 186
Bella Coola, BC V0T 1C0

ATTN: Evangeline Hanuse

This letter is to express my support to re-zone Firvale Wilderness Camp and keep business operations open. Firvale Wilderness Camp is an asset to the valley for both raising awareness on social media and employing people in this area.

For each visitor who stays at Firvale Wilderness camp, guides are hired, stores and gas stations benefit and customers share their experiences on social platforms. All this raises awareness of the valley and directly helps tourism and local businesses.

Additionally, Mr. & Mrs. Sherlock volunteer to promote local events and other businesses through Bella Coola Valley Tourism. By increasing Bella Coola's exposure, Firvale Wilderness Camp help bring in much needed tourist dollars. Firvale Wilderness Camp adds value to the district by increasing the local tax base and hopefully enable CCRD to increase services.

This valley needs more locally-owned businesses such as Firvale Wilderness camp. Please re-zone their property and help Mr. & Mrs. Sherlock to continue to operate in the Bella Coola Valley.

Thank you,



Carsten Ginsburg

Evangeline Hanuse

From: Elijah Mecham
Sent: October 13, 2021 9:17 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support: Firvale Wilderness Lodge - rezoning

Good Morning Evange,

I am emailing you today to show my support for the rezoning of the ALR property of Bobby and Jen Sherlock's property.

I support the rezoning of this property as it sits on a rockslide path and in my mind has very little agricultural promise. The Sherlock's have developed this rocky ground and use it for a business which I Bruce is a great use.

I hope this letter finds you well,

Elijah Mecham

Evangeline Hanuse

From: Tim Case
Sent: October 14, 2021 8:24 PM
To: ehanuse@ccrd.ca
Subject: Letter of support for Jen & Bobby Sherlock

Hello,

We'd like to submit this letter of support for Jen and Bobby Sherlock's rezoning application at 4330 Hwy 20 (Firvale Wilderness Camp). Jen and Bobby have always been happy to help us as neighbours, and have been very generous in sending business our way. We're sure that ours is just one example of many positive relationships they've built in Bella Coola with local businesses and community members. We sincerely hope to see them continue to operate their business here in Firvale.

Tim Case & Anne Ehrlich
4198 Highway 20

--
Tim Case

4256 Hwy 20
Box 311
Hagensborg, BC
V0T 1H0

October 13, 2021

To Whom It May Concern,
Central Coast Regional District
Planning Department

Re: Firvale Wilderness Camp Permitted Use / Re-zoning Application

Dear Sir/Madam,

I hereby wish to provide a letter in full support of Bobby and Jen Sherlock's re-zoning application for 4330 Hwy 20.

I live 100m west of Firvale Wilderness Camp. From my perspective as a near neighbour there are no negative aspects from their business or from a re-zoning request. I believe their location is very well suited to their enterprise. I do not consider the style of their accommodations to be that divergent from a campground (which would be allowed under previous zoning), and in all respects their accommodation has a far more sightly and aesthetic value than a campground. Their business is so minimal impact and small scale that I cannot imagine any neighbours noticing any detrimental effect whatsoever. It is also a seasonal business, with no effects for a significant portion of the year.

In fact, I think their business is an asset, both to Firvale, and especially to the wider Bella Coola valley. I know of many valley residents that have had 'staycations' at FWC during the pandemic when travel further afield was not recommended or have since recommended them to visiting family and friends. I believe that FWC's location, being geographically removed from Hagensborg and Bella Coola, allows local residents to have the feeling they are on a vacation. I also feel that FWC offers a slightly different and welcome option from the accommodation options down valley, being closer to the Provincial Park and the wilderness that brings. Accommodation and camping options in the park are extremely limited, especially during the fall. Camping itself is problematic in such bear habitat. And from what I have heard from visiting friends and family, there is a lack of accommodation options for travellers in the valley in general, especially in the busy season and FWC helps to fill that void.

I welcome new tourism businesses to the valley, especially as an alternative to non-renewable resource extraction. Firvale Wilderness Camp do a wonderful job of advertising the natural beauty of the whole Bella Coola and surrounding area – this is of benefit to the entire tourism industry in the valley. I believe FWC is working hard to help serve the wider community and support other local businesses such as Kynoch Adventures, Great Bear Sailing and Tweedsmuir Air. The impact of the Covid-19 pandemic on the tourism industry has been hard and long-lasting, but their efforts are helping to mitigate those effects for other businesses by putting Bella Coola more on the radar of BC residents in particular. FWC has also been hiring exclusively local employees.

I believe FWC is working hard to help serve their neighbours and the wider community and support other local businesses. Their business is in many respects very similar to a lot of other home businesses in the valley that make up a sizeable portion of the local economy. I have only heard good things about them from other valley residents, and most importantly, they appear to be politely and respectfully consulting and working with members of the Nuxalk nation.

As a neighbour, I personally cannot see any reason not to grant them permitted use for traveller accommodation or the re-zoning they require to operate.

Should you have any further questions regarding this reference, please free to contact me by email or phone at

Yours sincerely,

Peter Wainwright

P.O. Box 334
4950 Hwy 20
Hagensborg, BC
V0T 1H0

October 14, 2021

To: Evengeline Hanuse
Central Coast Regional District
Planning Department

Re: Bobby and Jen Sherlocks's Firvale Wilderness Camp Re-zoning Application

Dear Sir/Madam,

I'm writing to show my support for Bobby and Jen Sherlock of Firvale Wilderness camp and their re-zoning application.

I am currently just finishing up the first season of my Icelandic Horseback riding operation at Burnt Bridge property with the approval of Noel Pootlass and the Nuxalk nation.

I've enjoyed a successful first year of operation and a great part of this success is primarily due to the support and enthusiasm I have received from Firvale wilderness camp and their social media marketing of the valley. Over half of my clients are referred to me or booked through Firvale Wilderness camp and I hope to have them build my riding services into future packages, in fact I'm banking on it.

Bobby and Jen also have a policy of not taking commissions from local tour providers and due to this professional and generous act I am able to in turn offer this saving to discount riding lessons for local children. I currently have both Nuxalk and non-Nuxalk students who would not be able to pay the regular price of riding lessons if it weren't for this subsidy, Nor would I in my first year of operation with all the start up expenses be able to offer it.

Firvale Wilderness Camp is also desperately needed. There are simply not enough visitor beds in this valley. In addition to the lack of client beds we also have a local housing crisis but perfectly usable cabins/homes are being rented out to tourists in a VRBO setup. Ideally these cabins and small homes could be better served as long term rentals and purposely built short stay accommodations would serve the tourists.

I believe the camp fits well into the vision most of us locals have for the valley: Smaller family run businesses with a sense of community, respect for the first nations, and a great love of the valley's many natural attractions.

With the room demand as it is we know it's only a matter of time before large corporations get more of a stakehold in the valley to fill this void. It is now common knowledge that the 'larger exclusive wilderness lodge' in the Park with their multi-billionaire investors barely hires any locals, and contributes very little to the local economy as it is too large and must order from large suppliers like Sysco and very little from local operations such as the Mercantile or the Rick Ratcliffs of the valley. They provide mostly their own in-house tours led by their in-house guides.



THUNDER MOUNTAIN
ADVENTURES

If we give small local business' support to succeed we will increase the jobs available to locals, we insure the future operation of Steve Waugh's vehicle rentals, Over the top adventures, Copper Sun tours, Tahleo Cannery tours, Great Bear Sailing tours among many other tour and service providers.

I am greatly looking forward to Firvale Wilderness Camp being successful in their application to obtain the zoning and support they require from the valley to be able to continue to operate and offer their unique and very much needed service.

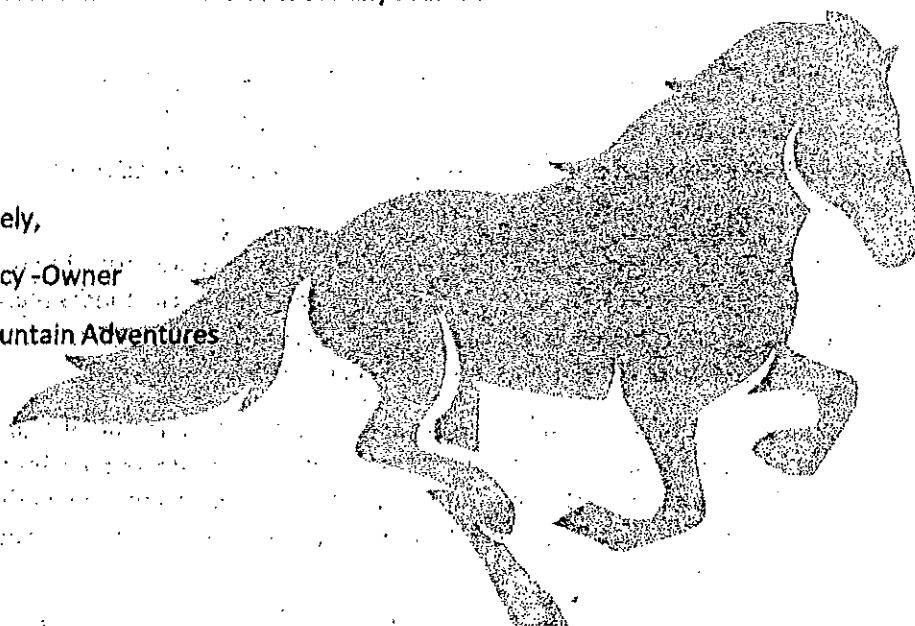
I should also add that as a neighbour I welcome the addition of the operation. It has improved the aesthetics of the property and the area while remaining low-impact and tasteful.

Please do not hesitate to contact me for any reason.

Yours sincerely,

Rebecca Percy -Owner

Thunder Mountain Adventures



THUNDER MOUNTAIN
ADVENTURES

Evangeline Hanuse

From: M C
Sent: October 14, 2021 6:06 PM
To: ehanuse@ccrd.ca; Firvale Lodge
Subject: Comments on the Wilderness Camp in Firvale

To Evangeline Hanuse,

I am writing this letter in support of the Wilderness Camp to rezone, especially for the benefit of the local residents of Bella Coola Valley.

I don't typically vacation on resorts but I've stayed at Bob and Jen's wilderness camp already 3 times this season, twice with a group of friends, mostly local to the Nuxalk Nation.

The luxury to travel just 20 minutes up the road to a place where you feel you've entered a different time zone and climate for a day and a night is a most amazing experience, and most necessary for locals who otherwise need to travel far distances for a getaway. And what better option could there be than to relax in your own beautiful valley.

The host's ease in communication and warmth allows for the welcome you need in order to find a sense of belonging while also respecting your space - this feeling of familiarity is perhaps the main reason for my return.

Apart from the cozy decor, the comfort of preparing your own food, and the magnificent view through a geometrical window, I also appreciate how they keep the surrounding vegetation as it is, enhancing the natural environment and its beauty.

Mia Cuzner
Teacher at Acwsalcta School of the Nuxalk Nation

Evangeline Hanuse

From: Joseph Battensby
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of Support for Robert and Jennifer Sherlock for proposed rezoning of their property.

To whom it may concern

I write this as a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

For years the town of Bella coola has relied on extracting our natural resources for revenue and job opportunities. As we are seeing with the commercial fishing industry and the logging industry our natural resources are not unlimited and are not necessarily sustainable. What Robert and Jennifer are doing with that property is a leading example of the potential that the valley has to crate a sustainable tourism industry. These two took a rock pile and turned it into one of Bella Coola's most unique and sought after accommodations in just a couple years of being here. Not only does the development of Firvale Wilderness Camp create jobs for locals onsite but it also pulls together and supports many of the tourism businesses, such as my own.

Being new to the tourism industry as a chartering buisness, Robert and Jennifer's buisness has been instrumental to getting my buisness off the ground. They have supported me by sending many of their clients my way this season and have already secured bookings for next season, giving me some financial security to look forward to. With what they have turned that property into, combined with there marketing skills they have put Bella coola on the map creating a stream of revenue for the valley that can only get bigger as more and more people see what Bella coola has to offer. They can bee seen as expanders for our community as they are creating a more sustainable future for the valley. Coming from a logging background I made the decision to switch to tourism for that exact reason, sustainability. We as a community should be supporting small businesses that create sustainability without resource extraction.

Robert and Jennifer have done an excellent job of being involved in our community, and the rezoning of their property should be supported as they have supported so many of our local small businesses already.

Sincerely,

Joseph Battensby
Owner/Operator
Over The Top Adventures

* Please let me know that this letter has been recieved

Evangeline Hanuse

From: Gwyneth Anderson <
Sent: October 15, 2021 9:52 AM
To: ehanuse@ccrd.ca
Subject: Letter of support for Robert and Jennifer Sherlock and the proposed rezoning of their property in Firvale.

To whome it may concern,

This is a letter of support for Robert and Jennifer Sherlock for the proposed rezoning of their property from R-1 residential to C-1 commercial.

The Sherlock's, with their business Firvale Wilderness Camp, have not only supported me and my business, WildWay Farm Co., but many other local small businesses as well. They have created stable and reliable income opportunities to many of the tourism companies in the valley. They have submersed themselves in the community as well as included the community in their business so that the whole Valley can benefit, unlike some of the other accomodation businesses that we have allowed in our Valley. They have created an inclusive experience, allowing tourists to see the whole of the Bella Coola Valley as well as get to know and support the local people who live and work here.

On top of creating business and job opportunities for locals, they have also created a unique accommodations experience for tourists and locals alike. Something that we did not have in Bella Coola before this. With their tourism background, and marketing expertise I believe we should be looking to them for how we should move forward with tourism in the valley.

To deny them of the zoning change so that they are not able to do business as they have been will not only be a huge loss for them but will be a huge loss for tourists and affect many local Valley residents as well, wether that be through lost business/job opportunities or locals looking to get away without having to drive or fly to some far away destination.

I hope that this letter of support shows you the positive impacts that the Sherlock's and their business have had on the Bella Coola Valley.

Sincerely,

Gwyneth Anderson
Owner/Operator
WildWay Farm Co.

*Please let me know that you have recieved this letter of support.

2022 May 12
Board Meeting



Central Coast
REGIONAL DISTRICT

P.O. Box 186, Bella Coola, B.C., V0T 1C0

REQUEST FOR DECISION

Telephone 250-799-5291 Fax 250-799-5750

To: Curtis Slingerland, CAO

CC: Board of Directors, CCRD

From: Evangeline Hanuse, CO

Meeting Date: May 12, 2022

Subject: Firvale Wilderness Camp 2nd Public Hearing

Recommendation:

THAT the Board of Directors of the Central Coast Regional District approve of a Public Hearing for the Firvale Wilderness Camp on June 8, 2022 at 7pm;

AND THAT Director _____ be appointed to lead the public hearing and be issued ½ days pay to prepare and conduct the public hearing.

Issue/Background Summary:

There was a Public Hearing held on October 19, 2021 for the Firvale Wilderness Camp rezoning application. Since that time there has been a geotechnical assessment on the property and remediation works undertaken.

Discussion

To consider the information contained in the geotechnical assessment and the remediation work undertaken by the property owner, a public hearing is required.

Options to Consider:

1. Approve the recommended resolution.
2. Adopt the re-zoning bylaw without taking into consideration the geotechnical work.
3. Deny the rezoning bylaw without taking in to consideration the geotechnical work.

Submitted by: Evangeline Hanuse
Evangeline Hanuse, Corporate Officer

Reviewed by: [Signature]
Curtis Slingerland, Chief Administrative Officer

Board Meeting
MAY 12 2022
CORD ITEM