

July 8th, 2021

Housing Needs Assessment Report Presentation



Central Coast
REGIONAL DISTRICT
That we may be good people together

Board Meeting
JUL 08 2021
CCRD ITEM B)(e)

Project Team:

- Evangeline Hanuse, Planning Coordinator, CCRD
- Urban Systems – Supporting the Central Coast Regional District (CCRD) planning coordinator.
 - Gayle Frank
 - Alison Rustand



AGENDA

1. Background
 - What is a Housing Needs Assessment?
 - Overview of Housing Challenges
2. Community Profiles
3. Methods
4. Key findings
5. Recommendations
6. Brainstorming





BACKGROUND INFORMATION



HOUSING NEEDS ASSESSMENT

WHAT IS IT?

- Analysis of quantitative data + Community Engagement input

CORE HOUSING NEED

Population who is NOT suitably housed, including:

- Living in substandard housing
- Home that is too small for family's needs
- Unaffordable housing (more than 30% monthly income)



HOUSING NEEDS ASSESSMENT

WHAT CAN IT TELL US?

- Population trends
- Household composition
- Housing values
- Income
- Housing challenges unique to CCRD

WHAT DO WE DO WITH IT?

- Plan for future demand over next 5 years
 - **Number** of houses
 - **Size** of houses



HOUSING CHALLENGES

STATE OF HOUSING STOCK

- Majority housing stock is older & in disrepair
- Limited new home construction
- Limited land available for housing
- Challenges finding contractors and price of materials

SERVICING RURAL COMMUNITIES

- 5 electoral areas
- 3 Indigenous communities
- High building costs
 - Exceed housing grants and market value of homes



COMMUNITY PROFILES

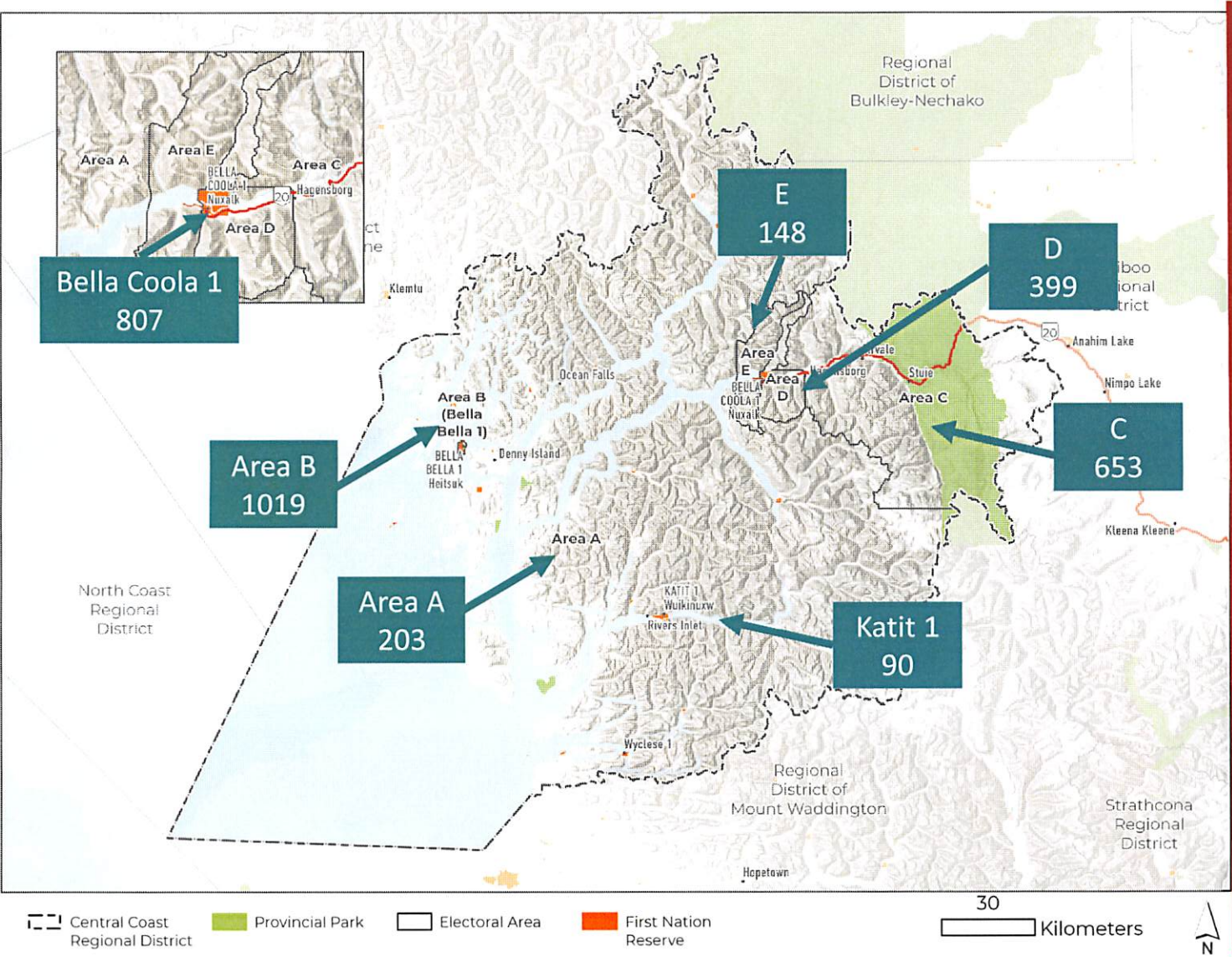


POPULATION PROFILE

Area A	203
Katit 1	90
Area B	1019
Area C	653
Area D	399
Bella Coola 1	807
Area E	128

Total population 3,319

Indigenous population
2,045 = 62% of the
population



JURISDICTIONAL CHANGE

TYPICALLY Included in Housing Needs Assessment

- Local government jurisdiction
 - Electoral Areas & Non-Reserve

EXPANDED to Include

- First Nations living on-reserve
 - Heiltsuk Nation (Area B)
 - Nuxalk Nation (Bella Coola 1)
 - Wuikinuxv Nation (Katit 1)

Terminology Used in Report

- “**SUBREGION**” → Electoral Area and First Nations Main Reserve





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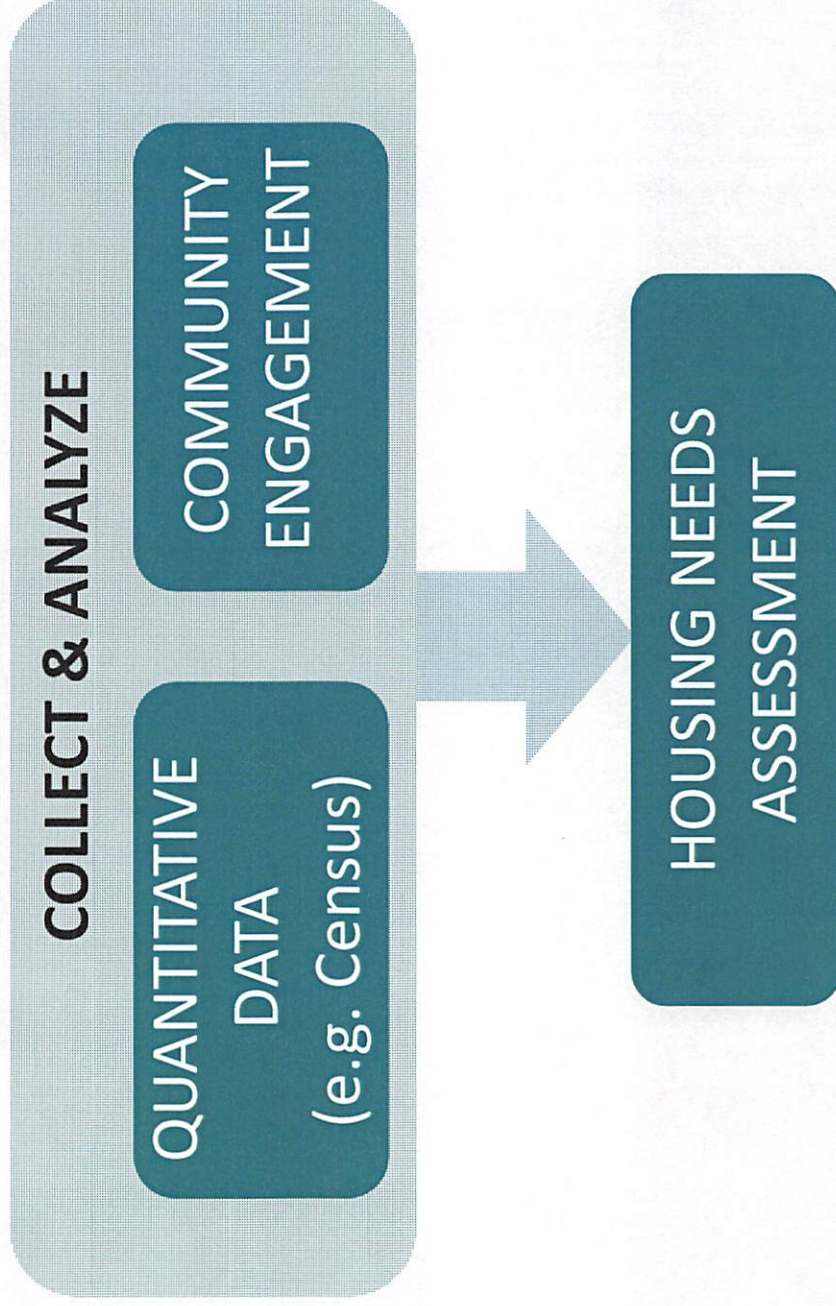
METHODS

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METHODS - PROCESS



METHODS – DATA LIMITATIONS

- Internal First Nations housing information excluded from review
 - Band waitlist & Member data
- Census Datasets
 - Small sample size for some areas limits Census information available
 - Most recent data from 2016
- 2011 Census
 - Excluded a number of key questions which were included in a supplementary survey with only sample size responses
- Projections
 - Subject to change based on localized factors





KEY FINDINGS

FINDINGS - DEMOGRAPHICS

WHAT IS HAPPENING?

- Growing Population
 - 4% increase between 2006 and 2016
 - Area A grew the most (47%)
 - Area B & D decreased
- Older Population
 - Median age increased from 37 to 41
 - Area A, C, D are oldest → median ages 50+
- Bella Coola 1 (Nuxalk) is youngest
 - Median age was 29 in 2016



FINDINGS - ECONOMY

WHAT IS HAPPENING?

- Increasing Income
 - 38% increase between 2001 and 2016
 - Median income is \$48,000
 - Areas below median income: Bella Coola 1, Area E & A
- Families make more
 - Couples with children have highest median income (\$78,000)
 - Lowest median income → Single parent families (\$38,000) & people not in economic families (\$23,000)



FINDINGS – HOUSING CONDITIONS

WHAT IS HAPPENING?

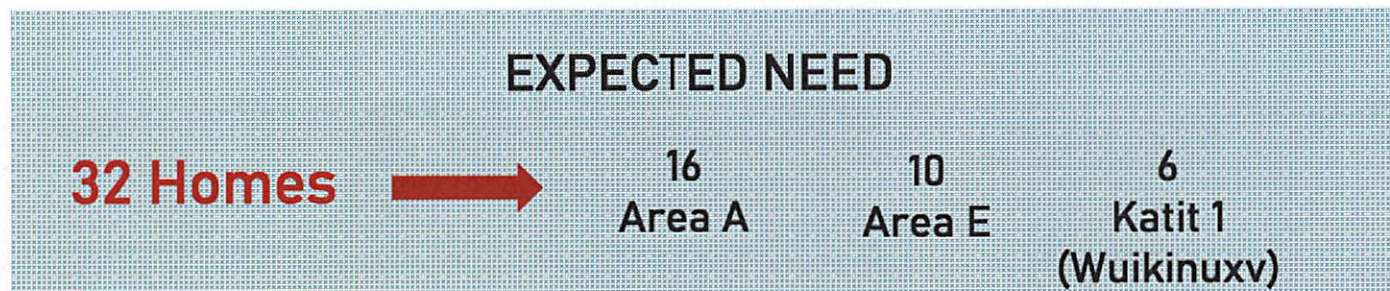
- Old Housing
 - Majority of housing from **pre-1980's**
- Increased home ownership
 - 7% increase from 2001 (**to 66%**)
 - Exception → Area E: 60% of households are renters
- Renter households are more in need
 - **2X more likely** to be in extreme and core housing need than owner households
- Growing Unaffordability
 - Median-income-earners cannot afford single-family homes
 - Especially → **Area C & Area D**



FINDINGS – HOUSING CONDITIONS

FUTURE PROJECTIONS (2016-2025)

- Slight increase in households for some areas
 - For: Area A, Area E, and Katit 1 (Wuikinuxv)
- Slight decrease in households for some areas
 - For: Area B, Area C, Area D, Bella Coola 1
 - Exception → Area E: 60% of households are renters



RECOMMENDATIONS



NEXT STEPS

KNOWLEDGE GAPS

- Identify Needs of Vulnerable populations
 - Homeless people → conduct homelessness census
 - Retirees, Seniors, Elders → work with Age-friendly Communities program

MUNICIPAL TOOLS

- Research feasibility of new tax programs/zoning bylaws
 - Targeted zoning bylaws for areas with development pressure
 - Speculation and Vacancy Tax → increase funds for affordable housing
- Explore options to clean up disused buildings, advocate for large scale clean up at Ocean Falls



NEXT STEPS

LEVERAGE AVAILABLE FUNDING

- Community-to-Community Forum grant
 - Develop regional housing strategy that addresses needs of both Indigenous and non-Indigenous people
- Housing Support Program (ISC)
 - Support Area B to address overcrowding
- Other funding
 - Develop Housing Strategy



NEXT STEPS

WORK WITH OTHER COMMUNITY ORGANIZATIONS/PROGRAMS

- School District #49 & Nuxalk College
 - Develop community trades program → students gain work-experience in residential construction
- Rent Smart
 - Provide education to tenants, housing providers, community organizations
- AirDNA
 - Track short-term accommodation availability



BRAINSTORM



DISCUSSION QUESTIONS

What are the highest priorities for Board members and respective communities?

What actions can be done immediately?

What are longer-term objectives or opportunities?

What can be done through bylaws or development approvals?
(e.g. OCP update or Local Governmental Development Approvals Procedures update)

What do you see the CCRD leading on?

What do you see local organizations or other agencies or ministries leading on?





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 B) (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: _____ Reviewed by: _____
 Evangeline Hanuse Courtney Kirk, CAO

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

Kynoch Adventures
1896 HWY 20
Hagenborg BC
VOT1H0

CCRD
Cliff Street,
Bella Coola BC
VOT 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

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



Great Bear
Sailing Adventures

Peter Young, owner
Saloompt Rd. Hagensborg, BC V0T 1H0

May 1st, 2021

In Support of Firvale Wilderness Camp & the Sherlocks

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

Attention: **Evangeline Hanuse**

I am writing today to show my support of Mr. & Mrs. Sherlock and their business, Firvale Wilderness Camp.

I offer marine charters and for the past year, Firvale Wilderness Camp consistently sends me their customers. In fact, FWC is my best local resource out of *all* the local accommodations. When I heard the future of the Sherlock's business is in question, my first thought was how badly will that effect my business? The impact would be considerable. There is no question that if the Sherlock's business were to close, I would see a substantial drop in charter reservations.

The Sherlocks are experienced enough with social media and online promotions to attract more visitors than anyone else I know of.

For the sake of my own business, I depend on the Sherlocks to continue operating Firvale Wilderness Camp.

Thank you for your consideration,

Peter Young, *owner*

Great Bear Sailing Adventures
PH: (250) 957-8645 / Address: Hagensborg, BC, V0T 1H0
www.greatbearsailingadventures.com / Email: info@bgreatbearsailingadventures.com

endoftheroadcoffee@gmail.com

PO Box 577
Hagensborg BC
V0T 1H0

CCRD
626 Cliff Street,
Bella Coola BC
V0T 1C0

To whom it may concern:

This letter is in support of an application to the CCRD for rezoning of Firvale Wilderness Camp (4330 Hwy 20, Firvale BC), to commercial property.

As business owners who have worked with Firvale Wilderness Camp, we strongly support this application to become a commercial property. Firvale Wilderness Camp's ability to continue operating their business is greatly beneficial to multiple other businesses within the CCRD.

In order for our regional district to flourish as we move away from a resource extraction driven economy, we require more innovative entrepreneurs to start businesses to create a diverse economic structure. This in turn benefits all of the community members, through direct business partnerships as well as the trickle down effect of more visitors to the valley spending money here.

Please contact us if you have any questions

Sincerely,
Justin Gray

May 3, 2021

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

Attention: Evangeline Hanuse, Planning Coordinator

RE: Firvale Wilderness Lodge Ltd. rezoning application

It is our pleasure to provide this letter in full support of the rezoning application that is currently being considered by the Central Coast Regional District board.

Early in 2020 the owners of Firvale Wilderness Lodge Ltd., Robert Sherlock and Jennifer Thorpe, approached us with a well prepared and researched business plan. The plan included "3 Geodesic Glamping Domes" which will provide eco-friendly, affordable accommodation to enjoy the Bella Coola Valley and the Great Bear Rain Forest. We also recognized that this type of tourism is very innovative, is an emerging trend which will attract the eco-friendly naturalist tourist who will want to enjoy the outdoors with a minimal footprint to the environment. Outsourcing the activities to other expedition companies in the area provides an economic benefit to the whole region.

Robert and Jennifer's backgrounds as entrepreneurs in the adventure tourism business and their innovative passion for the environment is what prompted Community Futures Cariboo Chilcotin to provide financing for their stage 2 improvements.

If you have any further questions, please do not hesitate to contact the writer.

Sincerely,



Karen Eden
General Manager, Community Futures Cariboo Chilcotin



PO Box 1067 | 100 Mile House | British Columbia | V0K 2E0 | Tel: 604-664-7630 | Fax: 604-516-6504
www.landquest.com

May 3, 2021

Dear Evangeline Hanuse,

I am writing this letter in support of the rezoning application put forth by Bobby and Jennifer of the Firvale Wilderness Camp.

I had the pleasure of assisting Bobby and Jennifer in finding a property to purchase in the Bella Coola Valley and have been involved with them on numerous levels since.

I understand that they have been advised that they have to re-zone in order to continue with the amazing service that they are presently offering to tourists and local people.

I cannot stress enough what an excellent service they have provided to this point. They are very professional and knowledgeable and act in the best interest of the Bella Coola Valley at all times. They are both very friendly and have taken the time to get to know the local people and what everyone here has to offer. They volunteer on the tourism board and make every effort to engage all of the local tourism providers as well as the Indigenous community. They have employed and continue to employ local youth and local contractors whenever possible. They have an outstanding work ethic and professionalism that benefits the Bella Coola Valley in many ways.

I am very aware that we currently have a housing shortage in the Valley, and that it might be seen as a risk to re-zone the current residential land to commercial. However, in this situation, they will still be following the residential housing bylaws and will have their own permanent residence on the premises thus, not taking away land set for residential use. By re-zoning to commercial, they will have the opportunity to continue to operate a service that will enhance what Bella Coola has to offer.

They have put a great deal of time, money and effort into creating an amazing venue for everyone and I would be very disappointed and saddened if they were not able to continue.

I appreciate your consideration and look forward to hearing from you if you have any questions.

Sincerely,

Fawn Gunderson
LandQuest Realty Corporation
Bella Coola, BC

Evangeline Hanuse

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.

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,

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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,

A handwritten signature in black ink, appearing to read 'Tom Hermance', with a long horizontal stroke extending to the right.

Tom Hermance, *President*
Bella Coola Valley Tourism

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

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



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www.ecoescape.travel