



To: Courtney Kirk, CAO

CC: Board of Directors, CCRD

From: Louise Hopkins

Meeting Date: November 18th, 2021

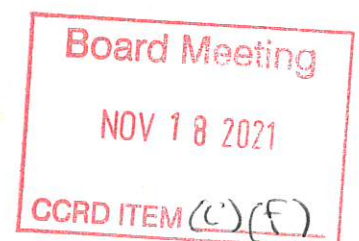
Subject: Contribution to wreath for Director's to lay down on Remembrance Day

Recommendation:

THAT the Board of Directors of the Central Coast Regional District authorizes retroactive financial contribution to or for the Remembrance Day wreaths, both in Bella Coola and in Denny Island for an amount up to \$100.00

Submitted by: _____
Louise Hopkins

Reviewed by: _____
Courtney Kirk, Chief Administrative Officer





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)(g)



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 'Sh...tt', written over a horizontal line.

Director Northeast
Area D

A handwritten signature in black ink, appearing to be 'Ehanuse', 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

61

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

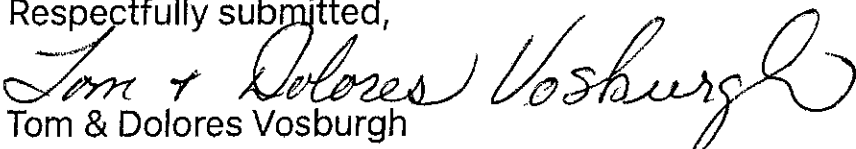
2019 and 2020. This altered the creek course and it does not flow where its original path was. The last event was worse than the first, filling our hay field with sand, rocks and debris, destroying our pasture, ditch and fences, water was seeping out of our banks for weeks following, obviously coming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

- Tom + Lolene Vosburgh 4275 Hwy 20
- Donald + Nancy Francis 4233 Hwy 20
- Kenneth Ratcliff 4241 Hwy 20
- Gray Larson 4217 Hwy 20
- Paul Bagshaw 4282 Hwy 20 } 4264 Hwy 20
- John Kovache 4257 - 4259 - 4261 Hwy 20
- DEW Kovache 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 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

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.

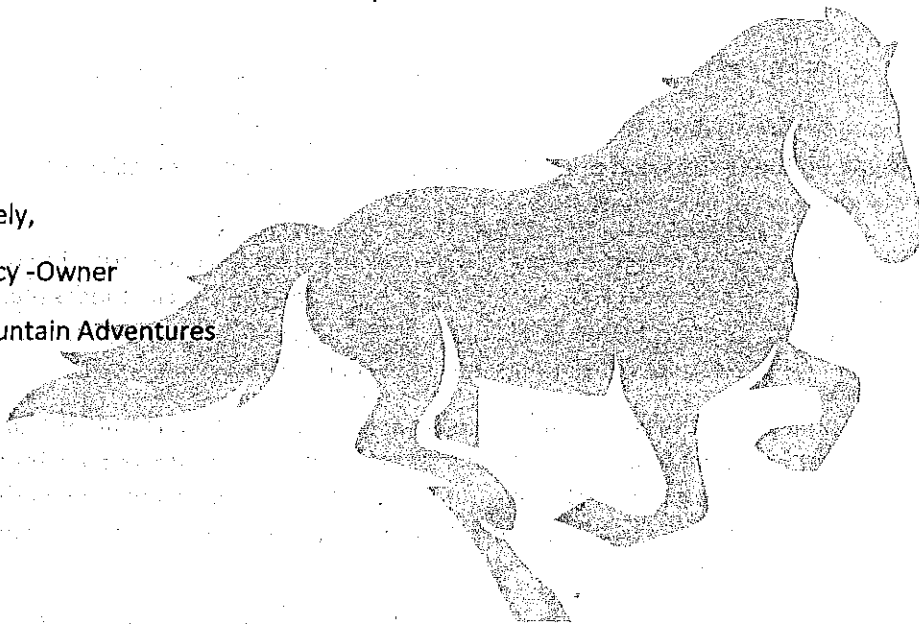
I should also add that as a neighbour I welcome the addition of the operation. It has improved the aesthetics of the property and the area while remaining low-impact and tasteful.

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.

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.



AVICC 2022 Convention
April 1-3, 2022
Victoria Conference Centre
CALL FOR SUBMISSIONS

Thank you for your interest in participating in the 2020 AVICC Convention. It will be held Friday through Sunday, April 1-3, 2022 at the Victoria Conference Centre in Victoria.

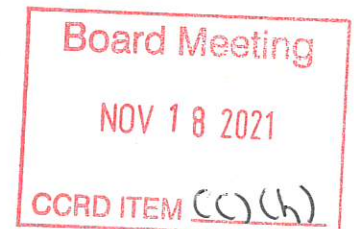
To submit a proposal fill in the information requested below and email this document back as a **word document** to avicc@ubcm.ca

The deadline for submissions is Thursday, November 25, 2021.

There are limited spots on the program including 45 to 60 minute plenary presentations, 60 minute concurrent workshops on Saturday afternoon, and two to three hour pre-convention workshops and study tours on Friday morning.

Delegates prefer sessions that involve multi-party perspectives and ones that are interactive rather than "talking heads".

Title of Session:	
Name of Organization:	
Contact Person Name:	
Phone:	
Address:	
Email:	



<p>Session Description (for review of AVICC Executive Committee in choosing sessions. This information will also be used in program materials):</p>	
<p>Proposed Session Length:</p>	
<p>Preferred Time and Day:</p>	
<p>Audio Visual Requirements:</p>	
<p>Travel or other expenses if any:</p>	
<p># of Proposed Presenters:</p>	
<p>Name - Presenter #1:</p>	
<p>Bio and Organization - Presenter #1:</p>	
<p>Name - Presenter #2:</p>	
<p>Bio and Organization - Presenter #2:</p>	
<p>Name - Presenter #3:</p>	
<p>Bio and Organization - Presenter #3:</p>	
<p>Name - Presenter #4:</p>	
<p>Bio and Organization - Presenter #4:</p>	

Any other Information or requirements:	
--	--

Successful applicants must confirm their session description, session title, and final list of presenters with AVICC by February 11 for inclusion in the program.

Changes to presenters or failure to meet this deadline may result in the session being cancelled.

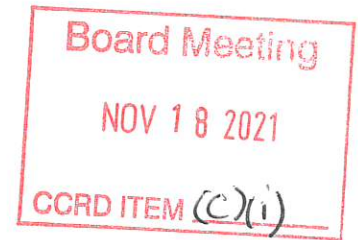
Presenters agree to submit all PowerPoint presentations by March 21st.

I agree to the above conditions and deadlines:

Signature: _____

Name: _____

Date: _____



October 20, 2021

Ref: 114451

Samuel Schooner
Chair, Area E
and
Jayme Kennedy
Vice Chair, Area C
Central Coast Regional District

Email: sschooner@ccrd.ca
jkennedy@ccrd.ca

cc: IRR.Minister@gov.bc.ca
Jennifer.Rice.MLA@leg.bc.ca

Dear Chair Schooner and Vice Chair Kennedy:

Thank you for your August 23, 2021 letter regarding Juggernaut Exploration Ltd. operating in the Bella Coola Valley.

The decision to allow the exploration project to proceed was made by an independent statutory decision maker (SDM). SDMs are tasked with evaluating all relevant information relating to any proposed work, and their decisions are not subject to political interference.

Nuxalk Nation is signatory of the Coastal First Nations Reconciliation Protocol. Consultation between the Government of British Columbia (Province) and Nuxalk Nation took place in accordance with the Protocol.

Any future proposal for more intensive mining activity would only be considered if it includes protection of the environment and undergoes a comprehensive review by local government, as well as deep consultation between the Province and the Nuxalk First Nation. The Province encourages direct engagement between proponents and First Nation.

.../2

Ministry of
Energy, Mines and
Low Carbon Innovation

Office of the Minister

Mailing Address:
PO Box 9060, Stn Prov Govt
Victoria, BC V8W 9E2

Telephone: 250 953-0900
Facsimile: 250 356-2965

- 2 -

I have also noted your comments regarding the offensive nature of the proponent's corporate branding; Ministry staff will convey this message to the proponent.

Thank you, again, for sharing your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Ralston", with a stylized flourish at the end.

Bruce Ralston
Minister



Board Meeting
NOV 18 2021
CCRD ITEM (c)(j)

Stakeholder Assessment

Stakeholder Assessment Guide

Excellent Contractor	Good Contractor	Satisfactory Contractor	Fair Contractor
<p>Regularly initiates information updates with customers/stakeholders through multiple delivery methods</p> <p>Regularly seeks input from the customer/stakeholder and follows up to see if the matter was addressed appropriately</p> <p>Contractor interaction with the customer/stakeholder is positive and professional on a regular basis</p> <p>Promptly responds to all customer/stakeholder matters</p> <p>Road conditions and incidents, pertaining to the Contractor, are accurately reported in DriveBC and in a timely manner on a regular basis</p> <p>Regularly the response to weather conditions and emergencies is timely and adequate</p> <p>Maintenance activities appear to be completed in a proactive manner on a regular basis</p> <p>Work is always done in an effective and efficient manner</p>	<p>Often initiates information updates with customers/stakeholders through various delivery methods</p> <p>Often seeks input from the customer/stakeholder and follows up to see if the matter was addressed appropriately</p> <p>Often interaction with the customer/stakeholder is positive and professional</p> <p>Often responds to all customer/stakeholder matters</p> <p>Road conditions and incidents pertaining to the Contractor, are often reported in DriveBC accurately and timely</p> <p>Often the response to weather condition and emergencies is timely and adequate</p> <p>Often maintenance activities appear to be completed in a proactive manner</p> <p>Work is usually done in an effective and efficient manner</p>	<p>Sometimes the Contractor initiates information updates with customers/stakeholders through more than one method</p> <p>Sometimes seeks input from the customer/stakeholder and sometimes they follow up to see if the matter was addressed appropriately</p> <p>Sometimes interaction with the customer/stakeholder is positive and professional</p> <p>Sometimes responds to a customer/stakeholder matters</p> <p>Road conditions and incidents pertaining to the Contractor, are sometimes reported in DriveBC accurately and timely</p> <p>Sometimes the response to weather conditions and emergencies is timely and adequate</p> <p>Sometimes maintenance activities appear to be completed in a proactive manner</p> <p>Work is often done in an effective and efficient manner</p>	<p>Contractor seldom initiates information exchange with customers/stakeholders</p> <p>Contractor seldom seeks input from the customer/stakeholder and seldom do they follow up to see if the matter was addressed appropriately</p> <p>Customer/stakeholder matters are seldom dealt with</p> <p>Contractor seldom responds to matters from the customers/stakeholders</p> <p>Road conditions and incidents, pertaining to the Contractor, are seldom reflective of current conditions</p> <p>Often the response to weather conditions and emergencies is not timely and adequate.</p> <p>Seldom do the maintenance activities appear to be completed in a proactive manner</p> <p>Often work is not done in an effective and efficient manner, some work must be redone or expanded.</p>

Interviewer should use guideline as reference to guide and calibrate discussion



Stakeholder Assessment

Second Assessment Period

Name of
Agency/Organization:

Representative Name and
Title:

Date:

PART 1

In your opinion:

Q1-Does the Maintenance Contractor effectively communicate road conditions and maintenance activities to road users using multiple delivery methods (i.e., DriveBC, Facebook, Twitter, Direct Contact, Local Media)?

- Seldom
- Sometimes – 1 method
- Often – More than 1 method
- Regularly – through multiple delivery methods

Comments:

Q2-When you have questions or issues related to road conditions or maintenance, do you contact the local Maintenance Contractor directly?

- Seldom
- Sometimes
- Often
- Regularly

Comments:



Stakeholder Assessment

Q3- Do you feel the Maintenance Contractor prioritizes their work to quickly deal with safety issues on the road (i.e., sightline issues, road hazards, potholes, slippery conditions)?

- Seldom
- Sometimes
- Often
- Regularly

Comments: _____

Q4-Do you feel that the provincial highways and sideroads are kept to safe winter driving conditions throughout the winter season (i.e., proactive in resourcing, anti-icing, applying abrasive)?

- Seldom
- Sometimes
- Often
- Regularly

Comments: _____

Other Comments: _____

PART 2

Using the attached assessment guide how would you rate winter maintenance overall?

- Fair Contractor
- Satisfactory Contractor
- Good Contractor
- Excellent Contractor

Comments: _____



Stakeholder Assessment

Service Area: [Click to choose SA](#)

Name of Contractor: [Click to choose MC](#)

Date
(YYYY/MM/DD): _____

Name of DOM or
designate: _____

_____ Assessment Period Summary

Stakeholders Contacted

	Name	Position	Company/Agency	Score
1				
2				
3				
4				
5				
6				
AVERAGE:				

Scoring (Part1+Part2) :

Part 1 – Add of the scoring for first 4 questions- /4

- Seldom – 0.25
- Sometimes – 0.5
- Often – .75
- Regularly –1

Part 2 – Determines baseline of score

- Excellent – 16
- Good – 11
- Satisfactory – 6
- Fair – 1

**note the interviewer should use their discretion and contract knowledge if the quality of the comments on Contractor performance varies significantly from the level of rating given using the guide below



Ministry of Municipal
Affairs

Local Government Division
PO Box 9838 Stn Prov Govt
800 Johnson St, 6th Floor
Victoria BC V8W 9T1

CIRCULAR

October 29, 2021

To: All local government chief administrative officers and corporate officers

Re: [Bill 26](#)

As you may be aware, on October 26, 2021 [Bill 26](#) was introduced in the Legislature. The Bill proposes amendments to various sections in the *Community Charter*, *Local Government Act*, *Islands Trust Act*, *Vancouver Charter*, *Municipal Replotting Act*, *Powell River Incorporation Act*, *Cultus Lake Park Act*, *University Endowment Land Act*, and the *Municipalities Enabling and Validating Act (No.4)*.

The purpose of this circular is to provide an overview of some of the more significant changes in the Bill, including changes to public notice requirements, public hearing requirements, and a new requirement to consider a code of conduct.

If passed, some of the proposed changes will come into effect immediately (public hearings), while others (public notice and codes of conduct) will not come into force until a regulation is passed, likely in early 2022. For more information about the other proposed changes in the Bill please view the [Information Bulletin](#).

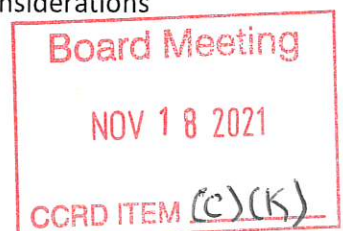
We encourage local governments to begin thinking about how they might incorporate the proposed changes into local government business.

Public Notice

Proposed changes to section 94 of the *Community Charter* would add an option for local governments to adopt a bylaw to provide for alternative means of publication. This change recognizes that local governments are in the best position to determine how to notify and engage community members and provide greater flexibility for them to reach a wider audience.

Where the existing rules are working well for communities there will be no need to change – they can continue to use newspapers for notice. This method of publication will remain the default.

Local governments that want to create their own public notice scheme will need to adopt a public notice bylaw. Prior to adopting a bylaw, local governments must first consider principles of effective public notice which will be defined through regulation which include considerations like accessibility, suitability and reliability.



These changes will be brought into force by regulation in 2022. Once the legislation is in force and the principles of effective public notice have been considered, councils and boards will be able to choose two or more ways (e.g., local government website and newspaper) to meet their statutory public notice obligations.

Additional guidance material will be provided to local governments when the changes are brought into force. There are also several consequential amendments – including changes to regional district and Islands Trust public notice requirements that are summarized in Attachment 2.

Code of Conduct

The legislation would establish a new requirement for all local governments to publicly consider the development of a code of conduct. The change seeks to create a regular process for elected officials to engage in conversations about shared expectations for conduct as they carry out their responsibilities and govern together. This is a next step in ongoing work that the province, the Union of BC Municipalities and the Local Government Management Association have committed to doing together, and the approach was supported by a special resolution endorsed at the Union of BC Municipalities Convention in September 2021.

Within six months of a general local election all municipal councils and regional district boards will have to consider, at an open meeting, whether to establish a new code of conduct or revise an existing one. Principles to guide these discussions will be established by regulation.

If a local government decides not to establish or revise a code of conduct, they will need to make their reasons for this decision publicly available upon request. They will also have to reconsider their decision before January 1 of the year of the next general local election.

These changes will not take effect until a regulation to bring them into force is passed – likely in spring 2022. Additional guidance material will be provided when the changes are brought into force.

Public Hearings

The proposed changes to section 464 of the *Local Government Act* remove the default requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the official community plan (OCP). Instead, approval of such zoning bylaws would proceed by default without public hearings, thereby removing the need for local governments to go through the process of waiving these hearings (as currently is required).

In order to maintain transparency in such cases, the amendments will require that a local government provide public notice of the zoning bylaw before the bylaw is considered at first reading by a municipal council or regional district board.

Under the proposed changes, local governments will still have the option to hold a public hearing on a zoning bylaw that is consistent with the OCP, if they so choose.

These proposed amendments are some of the first changes stemming from the [Development Approvals Process Review](#) (DAPR), which aims to improve the efficiency and effectiveness of development approvals to increase housing supply. For more information about these changes see the [News Release](#).

Delegation of Authority for Development Variance Permits

Proposed changes to sections 489 and 499 of the *Local Government Act* would enable local governments to delegate development variance permit (DVP) decisions to staff, if the proposed variance is minor and pertains to matters specified in legislation, including:

- zoning bylaws respecting siting, size and dimensions of buildings, structures and permitted uses;
- off-street parking and loading space requirements;
- regulation of signs; and
- screening and landscaping to mask or separate uses or to preserve, protect, restore and enhance natural environment.

These legislative changes respond to feedback received during the DAPR consultations that many technical DVP decisions made by local government councils and boards could be reasonably considered by staff. These changes are designed to support increased efficiency of decision making in development approval processes. The enabling nature of this amendment provides local governments with autonomy in deciding whether to delegate DVP decisions to staff.

Local governments that delegate the power to issue a DVP to staff will be required to include in their delegation bylaw:

- a. Criteria for determining whether a proposed variance is minor
- b. Guidelines that the delegate must consider in deciding whether to issue a DVP

These requirements provide local governments with flexibility in determining what constitutes a minor variance and guiding a delegate that is exercising the power to issue a DVP. This approach helps retain council and board oversight of delegated decisions and establishes a fair application process for all applicants. The proposed legislative changes maintain consistency with the approach the *Local Government Act* takes for other delegated land use permits by providing that an applicant who is subject to a decision of the delegate is entitled to have the local government reconsider the matter. However, delegates that exercise the power to issue a DVP will not be required to provide notice under section 499 of the *Local Government Act*.

Page 4

If you have any questions regarding the proposed amendments to public notice provisions or the new requirement to consider a code of conduct, please contact our Governance and Structure Branch. You can reach the Governance and Structure Branch by phone or email at: 250 387-4020 or LGGovernance@gov.bc.ca.

If you have any questions about the proposed changes to public hearings and delegation of development variance permits, please contact our Planning and Land Use Management Branch. You can reach the Planning and Land Use Management Branch by phone or email at: 250 387-3394 or PLUM@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Faganello". The signature is written in a cursive, flowing style.

Tara Faganello
Assistant Deputy Minister and Inspector of Municipalities
Local Government Division, Ministry of Municipal Affairs

Attachment 1: FAQs***Public Notice*****Are local governments required to adopt a public notice bylaw?**

No. Under the new local choice framework, local governments may choose to adopt a public notice bylaw *or* if they don't adopt a bylaw, the default notice provisions in section 94.1 of the *Community Charter* apply – these are the same publishing requirements that applied to public notice before amendments were made.

If a local government adopts a public notice bylaw, can one of the means be publishing in the local newspaper?

Yes. In some communities, local newspapers are still a regularly published resource. In those communities, local governments may choose to continue to use the default public notice requirements *or* choose to adopt a public notice bylaw that includes newspaper publication as one of the two required means of providing notice.

When can local governments start thinking about adopting a public notice bylaw?

It is anticipated that the amendments to the legislation will not come into force until sometime in 2022. Before deciding on the means of public notice to be included in a bylaw, the local government must consider the principles of effective public notice. These will be outlined in a regulation and are likely to include considerations such as: are the means easy to access; can information be easily retrieved in the future; is the source well-established and reliable.

Will guidance material be available for the new public notice options?

Yes. Detailed guidance material will be made available to inform local governments of the changes and the public notice options available. Ministry staff will be engaging with local government staff in the development of these materials, which will be available in early 2022 when the amendments are anticipated to be brought into force.

Code of Conduct**Are local governments required to adopt a code of conduct?**

There is no requirement for municipal councils or regional districts to adopt a code of conduct, but they must publicly consider and decide whether or not to adopt one or review an existing one. If they choose not to create or review a code of conduct, they must be prepared to make available their reasons for this decision.

What do local governments need to consider before deciding whether to establish or review

a code of conduct?

Municipal councils and regional district boards must consider the prescribed principles of codes of conduct and any other prescribed matters before making their decision. The prescribed principles will be outlined in a regulation and it is anticipated they will be similar to the [foundational principles of responsible conduct](#). Further information and guidance on consideration for codes of conduct will be made available when the new sections come into force.

When would the consideration of a code of conduct need to occur?

The first-time local governments would be required to consider and make a decision about adopting a code of conduct or reviewing an existing one, would be within six months of its first council meeting following the 2022 general local election. If a local government decides to adopt or review a code of conduct, they would not be required to reconsider their code of conduct again until after the next general local election.

However, if a local government decides not to adopt or review a code of conduct, they will be required to revisit this decision sometime before January 1 of the year of the next general local election.

Public Hearings

Would the public still have the opportunity to provide input on a rezoning where a public hearing is not required?

Under the proposed amendments, local governments will, by default, proceed without a public hearing process when the rezoning (zoning bylaw amendment) is consistent with the OCP. There would already have been a public hearing for the OCP itself during the course of its approval. However, to further maintain transparency, local governments will be required to provide notice to affected property owners that the zoning bylaw is proceeding to first reading.

While the proposed amendments do not require the local government to provide an opportunity for the public to be heard or to consider written submissions in such cases, as with other proposed bylaws, members of the public are always able to contact their council on any matter through, for example, writing a letter or attending a council meeting. These avenues will remain. When local governments make rezoning decisions without public hearings, they also have the option to undertake other kinds of early public engagement, such as information sessions early in the rezoning application processing stage.

If a local government does *opt in* to holding a public hearing when it is not required, what are the procedural requirements that it will need to undertake?

If a local government chooses to hold a public hearing on a rezoning for which a hearing is not

required, it will follow the normal public hearing procedures under existing section 465 of the *Local Government Act*, including providing advance public notice that a hearing will take place. Open meeting rules under local government legislation require these types of matters to be considered at meetings open to the public.

Will guidance material be available for the new public hearing amendment?

Yes. Guidance material will be developed on local government processes and notice in situations where public hearings are not required.

Delegation of Authority for Development Variance Permits

Will guidance material be available on the delegation of authority for DVPs?

Yes. Guidance material will be provided after the changes are brought into force.

Attachment 2 – Consequential Amendments Related to Public Notice Changes*Local Government Act*

- All references to publication in a newspaper (except s.659(5)) have been removed from the *Local Government Act* and replaced with the requirement to post in accordance with section 94 of the *Community Charter*. This means that all public notices must be posted in the public notice posting places and published in accordance with either section 94.1 or 94.2 of the *Community Charter*.
- Notice for regional district special meetings has changed to twenty-four hours notice (unless waived by unanimous vote). The notice must be posted at the regular meeting place and the public notice posting places and sent to each Director. There is no longer a requirement to mail notice to Directors five days before.
- Before a regional district procedure bylaw can be amended, repealed, or substituted, notice must now be provided in accordance with section 94 of the *Community Charter*. There is no longer a requirement to mail notice to Directors five days before.

Community Charter

- Reference to publication in a newspaper in section 208(3) has been removed and replaced with the requirement to post in accordance with section 94 of the *Community Charter*. This means the notice must be posted in the public notice posting places and published in accordance with either section 94.1 or 94.2 of the *Community Charter*.

Municipal Replotting Act

- Notice of a replotting scheme must now be published in accordance with all of section 94 of the *Community Charter*, not just 94(1)(b).

Islands Trust Act

- Trust Council and Local Trust Committees must now include public notice posting places in their procedure bylaws.
- Reference to publication in a newspaper in section 49.6(2) has been removed and replaced with the requirement to post in accordance with section 94 of the *Community Charter*. This means the notice must be posted in the public notice posting places and published in accordance with either section 94.1 or 94.2 of the *Community Charter*.

Vancouver Charter

- Notices under Part 1 [Electors & Elections] & Part 2 [Assent Voting] must now be published in accordance with section 3 [requirements for public notice] of the *Vancouver Charter*.