



PUBLIC HEARING

Upper Bridge River Valley OCP Amendment Bylaw

Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No 1819-2023.

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on November 15, 2023 at 6:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: S. DeMare., Meeting Chair and Electoral Area A Director; K. Needham, Director of Planning and Development Services; C. Dewar, Senior Planner; L. Plotnikoff, Planning and Building Assistant (Recording Secretary); and 9 members of the public including the proponent.

CALL TO ORDER

Director DeMare introduced and called the meeting to order at 6:02pm.

CHAIR'S INTRODUCTORY COMMENTS

Good afternoon, my name is Sal DeMare, and as the Electoral Area A Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Kim Needham, Director of Planning and Development Services, Claire Dewar, Senior Planner, and Lara Plotnikoff, Planning and Building Assistant who will be recording your comments.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed Bylaw:

1. Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023

This Public Hearing is being held electronically and we welcome and thank those who have joined us via Zoom video and phone. The Public Hearing *may* be recorded for minute-taking purposes but recordings will not be published to the SLRD website.

This public hearing was advertised in the November 1st and 8th issues of the Lillooet News. Every one of you present who believes that your interest in the property or area is affected by the proposed Bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaws.

I will now provide some brief instructions for those of you participating in this evening's Public Hearing via Zoom Online Video or Phone Conferencing.

For members of the public wishing to make a submission, please use the 'raise hand' feature.

We will call on each person to speak in turn and your microphone will be unmuted.

For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak.

For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Hearing by email to cdewar at slrd dot bc dot ca (cdewar@slrd.bc.ca). Written submissions will have emails and addresses redacted and any information provided may be included in the public record.

When speaking please address myself as Chair and commence your remarks by clearly stating your NAME and COMMUNITY of residence.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed Bylaw. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaw, or alter and then adopt the Bylaw, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the Bylaw and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 0 written submission(s) regarding the Tyaughton Creek Estates OCP Amendment and the associated bylaw.

I will now ask Senior Planner Claire Dewar to introduce the bylaw.

After Claire's presentation, the applicant (if applicable) will be given a brief opportunity to speak.

Following the staff presentation, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaw.

1. Upper Bridge River Valley Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023

STAFF PRESENTATION

C. Dewar, senior planner, gave a presentation which described the proposed bylaw and its intent. The presentation provided an overview on proposed changes including context for project site and project description with current zoning, current and proposed OCP designation, other site considerations, SLRD studies for housing and geotechnical hazard and risk areas, referrals, and the next steps.

PROPONENT COMMENTS

The proponent thanked the SLRD for holding the meeting. He noted that he is currently working with MOTI and consulting with a geotechnical expert to further make amendments to the subdivision proposal and looks forward to input from neighbours in order to make the best use of the land.

SUBMISSIONS FROM THE PUBLIC

Sue Ekersley

Ms. Ekersley thanked Claire Dewar for responding to email questions from residents prior to the hearing to clarify the amendment bylaw. She raised concern from an environmental perspective and in relation to property values about the addition of up to 16 dwellings on the lake as she said it will increase the population on the lake by close to 25%. She noted that residents have stated they are not okay with an additional 16 dwellings and wanted to know how residents give input regarding the number of dwellings.

Claire Dewar

Ms. Dewar noted that the proponent is working with the Ministry of Transportation and Infrastructure (MOTI) with respect to the subdivision and there has not been any decision on what they will approve and how many lots would be appropriate. BC Interior Health was also referred to for comment so there are many checks and balances for environmental concerns as part of the subdivision application process. The SLRD Riparian Protection Development Permit area will apply for development activities within 30m of a waterbody. It was further noted that the lot is already zoned for the 8 hectare lots.

Sue Ekersley

Ms. Ekersley noted that she has concerns regarding one potential lot not having enough for lake frontage.

Claire Dewar

Ms. Dewar noted that the SLRD has the opportunity to provide referral comments back to MOTI regarding compliance with SLRD bylaws and zoning; this will include communicating the OCP policy regarding minimum lake frontage along Tyaughton Lake. MOTI will also have their requirements when they consider how many lots are appropriate for that parcel.

Jeff Browne

Mr. Browne asked whether the SLRD will be in favour of the subdivision in regards to waterfront frontages if the proposed subdivision doesn't meet with the bylaw.

Claire Dewar

Ms. Dewar noted that the SLRD would communicate to MOTI what the SLRD policy states and they will use that to make the decision on how many lots would be approved.

TERMINATION

Director DeMare called three times for further comment. There being no further comments, he terminated the public hearing for **Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No 1819-2023** at 6:26pm.