

Resident Feedback

Rural Bridesville Zoning Bylaw Community Meeting
November 30, 2022

Approximately 50 individuals from the Bridesville area attended this community meeting which provided an opportunity for additional input on a draft Zoning Bylaw which was the second component of the planning process that included the development and adoption of an Official Community Plan and subsequent proposed adoption of the draft bylaws.

Feedback provided at the meeting was received and recorded using two primary methodologies:

- Attendees were encouraged to pick up a feedback sheet to record their individual notes and comments; and
- Oral comments were scribed by RDKB staff on flip charts clustered into three categories.

In addition, interested residents were invited to come to Bridesville Community Hall early for one-to-one discussions with 3 members of the RDKB staff.

At the outset of the meeting, the facilitator spoke to the importance of maintaining a respectful tone as people commented on the proposed by-law and process. Norms included:

- Being respectful – avoiding direct personal attacks and not using crude language
- Being succinct to allowing time for everyone who wanted to speak
- Allowing one person to speak at a time – do not speak or yell over others

Generally (with periodic reminders), participants respected the norms. As those who chose to speak were generally quite assertive in their comments, however, anyone who may have been supportive of aspects of the zoning bylaw or process may have been reluctant to speak up.

Feedback Sheet

The single page feedback sheet encouraged people to provide their comments or questions in the following categories:

- In what ways could zoning be good for the community of Rural Bridesville and/or me as a resident?
- In what ways could zoning be a concern for the community of Rural Bridesville and/or me as a resident?
- Questions I have about the zoning by-law and process?

Respondents were offered the opportunity to provide their name and contact information with encouragement for them to do so particularly if they were interested in follow-up discussion with the planning staff. Those who provided their name will be included in the notes below.

Benefits of zoning

- Safety, consistency, clarity (Amanda Lang)
- There is a possibility to enforce ALR laws, when the ALC doesn't protect farmland. (Celia Brouwer)
- Keeping large ranch land intact – however this is already covered under the ALR and there is no need for extra bylaws.

Concerns about zoning

- Rules being implemented that effectively prohibit/impeding a completely separate process (transitioning the community water supply) that has no clear timeline. I also have concerns with inconsistencies in how these rules are being applied within the by-law such as reasoning for disallowing 2nd suites or dwelling if on common water but not the same for B&B. Seems odd if the concern is health, especially considering affordable housing. This is giving preferential treatment to transient occupation which still exposes people to health risks. Potential for ≤ 8ish additional occupants. (Amanda Lang)
- This process has not been transparent – my concern is that this plan and these regulations **do not** reflect our community's vision. (Celia Brouwer)
- No to 1815 and zoning.
- No bylaws (x3). A youth resident of rural Bridesville.
- No Zone – zoning will not have any benefit for Rural Bridesville nor for myself, family and farm operations. No by-laws. Prevents creativity and possibilities; taxing and control. (M Best)
- Best shut down new zoning laws; you can't bankrupt this country.
- No zoning wanted or needed; this is the country living – not the city. We are ALR zoned. (Donna Gwillim)
- No (x3) (Jennifer Brock)
- At this time, the OCP greatly impacts the area to which many live. Moved here for that reason to be able to be productive, contributing citizens. Not controlled/restricted as is being proposed. This need to be given much more thought and discussion. Too much word play (in other words, hidden pitfalls). Please give your heads a shake. People not living with the affected area making the decisions for the area ("The Board"). The zoning is not going to be of any benefit to this area.
- As rural Bridesville is already governed by the ALR, another level of government is not needed. Devalues land worth due to zoning.
- No questions; less control; no zoning – please and thank you. (Nora Dawn Tribe)
- No 1815
- No to Bylaw 1815
- No zoning (Christine Kraehenbuhl, Bridesville)
- Vote no for Bylaw # 1815 (x3)
- It won't be good; no zoning; no by-law 1815. It will depreciate property values; get rid of by-law 1800, no to bylaw 1815. To the Board of Directors: if you vote this bylaw in and our property values drop, I will personally start a class action lawsuit against each of you that voted for it - and in case you don't know who Harper Gray law firm is, check it out. (Ed Barnett)
- There is no good in more bureaucracy – now or ever. Get the H.... out of our great community. There is no substitute for freedom – freedom is why this community is as great as it is. It is a Directorship with no heart for a free decision by the people. Get out of our community! Stay out! Now! (Arthur Harfman)

Questions

- What is happening with the Bridesville community water supply? It is directly referenced but in a way that creates more questions than answers. And *Answered question*: What is happening with the current subdivision applications? The one at the end of Bridesville Townsite Road would be beneficial but would be prohibited under the new by-law. (Amanda Lang)
- Can we please have more people on the steering committee? Can you allow people to volunteer their names? (Celia Brouwer)
- There is no room for democratic laws in our country; please leave us alone. Why do you come here to upset the people of Bridesville, BC.
- Why start with Rural Bridesville? It would make more sense to start around villages already established (ie Rock Creek, Westbridge, Bridesville Townsite – not rural lands) before pushing into areas that are already restricted by ALR. With this much opposition to this, why is RDKB continuing along this path?
- Why are other Regional Directors voting for communities they do not live in and don't know what residents want?

Flipchart Notes

The flipchart notes were divided into three categories:

- The Process: Comments and Questions
- Benefits of zoning
- Concerns/disadvantages to zoning.

Process: Comments and Questions

- Committee membership:
 - who is on the steering committee?
 - can the current Director change the membership of the committee?
 - who is the current Chairperson of the committee? What does the legislation say and wouldn't that mean the Director would be the Chair?
 - need the committee to be transparent about the process of choosing membership.
 - need more voices on the committee
- The Zoning Bylaw 1815 process and planning has been terrible.
- Why adopt zoning in an area with so few properties?
- Why not allow secondary homes/suites when the ALC allows this without non-farm status?
- Why do you press forward with something that people are saying they don't want?
- What did the Directors base their decision on when they all voted for the OCP?
- Why are people voting on something when they didn't hear us talking (our concerns)?
- Why be more restrictive than the ALC?
- What is the Board talking about that we are missing; why did they decide to vote to accept the OCP; looking for greater transparency
- Why are the other 4 electoral area Directors voting on this if they aren't here to listen to comments and concerns?
- Once zoning is passed, the RDKB can make changes to the bylaws without community input – not okay

- Was told the OCP had to pass because the Province said it had to happen. If this isn't the case, why did we do it?
- How do you go about getting the OCP removed?
- There is a mismatch between what is being proposed and what people value about this community (e.g. desire for tiny houses)
- Don't want regulations for tiny homes.
- Zoning causes upward price on permits which can stop farms
- Why does zoning start in rural communities first and not in towns/cities?

Benefits of zoning

- Regulations that support agri-tourism
- Restrictions on non-ALR land

Concerns/disadvantages to zoning

- Unfair; a violation of human rights.
- We want to protect our way of life; it will not be the same once zoning is introduced.
- Potential devaluation of property values (from the perspective of a realtor)
- Requirement for farm status to maintain non-conforming use of land (eg second homes) is a major concern as farm status takes time to secure and is not transferable. This requirement could:
 - discourage the sale of farm lands;
 - affect the ability to secure mortgages and insurance;
 - affect commercial development on the land;
 - discourage "semi-farming" – ie supplementary activity that makes farming sustainable
- Reduces opportunity to create small lots and commercial operations.
- Restrictions on land use reduces creativity and opportunities for innovation
- Other regulations and restrictions will follow the introduction of zoning (example given of building permit fees on a hay storage structure on farmland in the Penticton area)
- The restrictions cause anger and stress
- Reduces opportunities to address housing shortages
- The zoning could put restrictions on the operation of the Harfman gravel pit (particular concern limiting buildings in the gravel pit area to 20 m²)
- Ruins lives
- Restriction on number of houses per parcel decreases density
- Zoning decreases options
- More density would be allowed without zoning
- Tiny homes may not be allowed
- Regulations risk "making you remove it"
- Could cause property values to decrease
- Campground zoning does not allow for sufficient number of cabins/accommodation for staff
- ALR restrictions on housing driven by pressures on farmland in the Lower Mainland