



PUBLIC HEARING MINUTES

For proposed Rural Bridesville Official Community
Plan Bylaw No. 1800 and proposed Rural Bridesville
Zoning Bylaw 1815
Held on August 31, 2022
At the Rock Creek Fall Fair Assembly Hall

Chair Present:	Director Grace McGregor, Electoral Area C/Christina Lake
Staff Present:	Liz Moore, Senior Planner Donna Dean, Manager of Planning and Development Mark Andison, Corporate Administrative Officer
Members of the Public:	Approximately 80
Board Member Present:	Director Vicki Gee, Electoral Area E/West Boundary

Director McGregor opened the Public Hearing for proposed Bylaws 1800 and 1815 at 6:35 pm.

Director McGregor read the Chair's opening remarks, which identified the purpose of the Public Hearing and established the rules and procedures. Director McGregor asked staff to provide a summary of the bylaws.

Liz Moore provided a summary of the proposed bylaws. Proposed Bylaw No. 1800 would be an Official Community Plan for the Plan Area. It outlines a vision for land use and policies for how land uses and services would be considered by the Board if adopted. Proposed Bylaw 1815 would be a zoning bylaw for the plan area. It would establish zones and land use regulations for the area. These bylaws would replace the existing Bridesville Townsite Land Use Plan, Bylaw No. 1485, 2012. L. Moore described the boundaries of the Plan Area and the timeline of the planning process and the changes that have been made based upon public comments.

The RDKB received 12 pieces of correspondence from the public, listed below and attached to the minutes. These were read out at the Public Hearing.

1. Anarchist Summit Ltd. – Gerry de la Garza
2. Marcus Winkler
3. Breanne Wiebe and Daniel Papenak

4. Richard Wiebe
5. Stan Howard
6. Lynne Storm
7. Liz White
8. Bob Fouty
9. Gary and Lynette McGill
10. Ted and Anita Sorgard
11. Petition signed by 23 people – owners of land in Timberwolf
12. Petition signed by 182 people – Electoral Area E –6 signatories
list addresses within the plan area (highlighted).

Director McGregor opened the floor for any additional public comments. The following people spoke:

1) Art Harfman – 6306 Sidley Mountain Road E

Stated that six years ago he petitioned against zoning in this area with 95% of owners against bylaws being put into place. Asked why won't representatives listen to them? Directors need to be taken to Supreme Court of BC.

2) Jennifer Brock – 1230 Wiggins Rd.

Stated that she had asked ALC about what they permitted for residences and about the provisions in the bylaws where second houses are restricted to farm status. ALC doesn't require the same restriction. She asked how will the second home be dealt with if farm status is lost? Would the house need to be removed?

Requested that this part of the zoning be amended and allow second homes without requiring status.

Stated that the areas that are proposed to be zoned RUR1 and RUR2 are the areas which previously had no zoning. Suggested that the least amount of impact for these areas should be considered. These owners bought these properties with no zoning and these bylaws impact these owners by restricting their uses - let them have a commercial business, limit these appropriately, but be permissive. Tiny home and RVs should be permitted. This means people can have a place to live and build a home as they are able. They may not have money or can't find builders right away. There is a housing crisis, so let them live in something for longer than 120 days.

3) Carol Dumont - 5585 Bridesville Rock Creek road

Stated she is part of a long-time ranch family in the area, with the ranch being 106 years in the family. She stated she was part of the resistance

against the motocross track. At the time she felt that zoning would help with limiting this activity, and that light zoning could work well. She finds the proposed plan onerous. She was busy ranching and wasn't part of the process.

Agriculture here is different than anywhere else as it is on the edge of a desert, this means tight margins. Pigs are mortgage lifters, but with no butchers in the area they've had to go from 20 pigs to 5. Expressed concern that the plan wants them to take mills off properties. Their mill has been in place since the 70's and it isn't portable. This is important to how they survive, by milling their own lumber.

4) Belinda Wheatley – lots 33 and 36, Timberwolf

Stated that tiny homes and RVs are different. The definition for a tiny home is a permanent, ground-orientated dwelling that is detached, movable and non-motorized and less than 500 square feet. Tiny homes are like a mobile home. Once skirted and placed they are insured as manufactured homes. Stated that a tiny home is all that people can afford. Stated that building inspectors inspect tiny homes at factories. Mentioned the petition presented at the hearing that has 23 of 38 parcel owners opposed to residential zoning, that they want no zoning.

Questioned how necessary planning is for the area.

Stated that half of the lots don't have electricity at Timberwolf.

Referenced a process in Gibsons where they rezoned two streets multi-residential two dwellings plus garden suites for four units per parcel.

Stated that there shouldn't be restrictions in rural areas.

Her Wheatgrass tiny home community have their own bylaws and the RV provisions in the proposed bylaws aren't going to work for this community.

5) Eric Marten - 5685 Beatty Road

Looked for land in Clearwater area, saw that the size of parcels got restricted and the value of land dropped. Has lived in an RV for over 20 years, including in minus 20. Has kids and grandkids and has been looking for a place to call their own.

6) Doris Federov – 6265 Sidley Mountain Rd.

Stated that in the front part of the plan it states that 32% growth in population in Area E. This indicates that there are a lot of new people in the area. They were told that this process would take years – it's not taking years and they feel trapped that they're getting railroaded into this. Challenged the Board to get community on board with this process.

Stated that there shouldn't be any further restrictions on agricultural land. Also, that agri-tourism should be encouraged.

ALC allows for 5% of a parcel to be developed. ALC allows for less than 50ha to be subdivided.

Stated that what she sees as being progressive with ALR land is allowing people to farm. Need to make it possible for families to move in and farm. Stated that she doesn't want to pay to enforce these laws.

7) Sharen Gibbs – 1815 Gough Road

Acknowledged Liz White's letter including her love of this area and its beauty. She won't be the last person to come here and want nothing to change. These bylaws don't change the existing problems, such as the industrial properties, and these bylaws are limiting in other ways. She believes it's important to allow for secondary residences as a source of income in the area and providing housing for professionals. Stated she was happy with the changes made since the community meeting.

Had been told that the steering committee had not met for the two years of COVID steering committee and that most of this plan was drawn up in that time. Stated that there should have been a survey at the door so people could state whether they are for or against. Also, she stated that planning should be saved for bigger areas. This is a small community in the middle of nowhere – why zoning here? Expressed concerns for seasonal businesses.

8) Dave Malone - 1409 Wolf Way

Stated that he felt there were already enough restrictions in the ALR and doesn't want that extending to land not in ALR. That he should be able to put a second residence on those parcels in the Residential portion of his property. Asked why the second residence must be a certain size on ALR land. Stated that people will need more than 100 m² for home-based businesses. More pressing issues seem to come from people in areas where there is already planning and places like Hulme Creek Road, where the road is not wide enough, and people go off the road.

9) Tom Rolff - 1835 Gough Road

Stated he accepts ALR restrictions, but that he moved to the area because there was no zoning. This is an attractant to this area. RDKB needs to spend more time with the community, as he only learned about it in the past 6 months.

10) Derek Aitchison – 1590 Victoria St., Rock Creek

Moved from Kelowna to Rock Creek wanting a quieter lifestyle. Sees three things in these bylaws: that they are anti self-sufficiency, anti-farming, and anti-bringing more people to rural areas. He sees them as being done somewhere else and being done above their heads – needs to represent the will of the people. This is not government that represents him.

11) Mark LaPointe – 6000 Highway 3

Accused RDKB of forcing these bylaws through and asked why they can't be scrapped and why can't there be a referendum? Asked Vicki about her political motivation.

12) Ellen Aitchison 1590 Victoria St., Rock Creek

Expressed concerns about one or more plans being possible that is mentioned in the front part of the Official Community Plan.

13) Ed Barnett - Sidley Mountain Rd.

Moved to the area for friendly people and because there were no rules. Views these rules and regulations as being forced on the people in the area and will put people out of work. Stated that they don't need these bylaws and they've managed the community fine on their own.

14) Valerie Sigler - 1435 Kelly Road

Moved to the area in the height of COVID from the lower mainland. Has three kids and bought 300 acres, figuring 100 acre per kid and that the kids can help them farm and make a ranch and that they could employ people in the neighbourhood. Concerned that she won't be able to house them and that these bylaws will restrict what she can do for her family and what she can do for this community. Her household employs 5 people and sees that this bylaw will restrict her family from building a ranch and farming.

15) Randal Smith - 2140 Fish Lake Rd. W

Stated that he was on the Mt. Baldy Steering Committee and that process was a disaster. He urged the Board to put the bylaws on hold.

16) Reid Hedlund – 5955 Highway 3

Stated that he was a longtime resident from a longtime ranching family and that he wants his family to ranch after him. Mentioned that grandfathering is the law, but if a fire goes through a building and the building is lost that it no longer applies. Suggested that grandfathering clauses need more work.

He doesn't think plan will benefit him as a landowner. Mentioned items on the myth busting sheet concerning the plan being written in Trail and that it's a done deal. Feels that people haven't had full participation and that people don't support the bylaws even those who have worked on them. On Forestry, he stated that logging and forestry is one of his primary businesses. Doesn't need restrictions on how he harvests his land. Does not support RDKB getting involved in forestry and telling forestry companies how to do their work.

Asks that the RDKB Board please respect what is being said at these meetings and to note that he cannot support the plan in this form as he sees too many flaws and too many gaps.

17) Celia Brouwer – 5682 Alden Rd.

Stated that she had participated as a steering committee member for an OCP in RDOS Area B and stated that a referendum was held at the end of that process to decide whether it would be enacted. Asked whether more people can be added to the Steering Committee, so more people can get involved. Stated that a lot of people have moved to the area recently and these people are feeling that their voices have not been heard. Requested a referendum and asked that the Board consider holding one.

18) Wendy Hiller – 6725 Sidley Mountain Rd.

Stated that the Residents of Area E do not support the planning process and she wants a referendum.

Stated that zoning is not necessary here, as so much land is in ALR and designated as forestry. Believes this will stifle the community and will not let young people move here.

19) Chad Foyer - 1630 Patterson Rd.

Stated that he doesn't have a lot of money to offer to the area, but that he wants to live here and can volunteer to contribute. There's no chance to live in this area without a second residence being allowed, so he can live with his family. This will cost him a lot of money and respect if he's not listened to.

20) Richard Wiebe – 1630 Patterson Rd.

Stated that he looked at Zoning bylaws across the province and this is the most restrictive for RUR1 Zone. He has three children. His son can't afford a suite in Kelowna and his daughter is living in a small apartment in Rossland. There's a housing crisis. He has land that we would like to share with his family members. Why can't they have a two-family

dwelling – a duplex? Two adult children living with a garage between them.

Stated that regenerative and sustainable farming does not require 300 acres and suggested that the parcel sizes be reconsidered.

Had been told that wildfires are one of the reasons that the density is being controlled. Stated that we don't need to be afraid, that we just need to manage evacuations. Also heard that water was another reason why. Stated that density of human population does not use the most water, that it's industry and agriculture. Stated that keeping density low in rural areas doesn't make sense.

21) Garth Cline – Rock Creek-Bridesville Road

Stated that he thinks this is a joke and it needs a referendum.

22) Jennifer Brock - 1230 Wiggins Rd.

Stated that she wanted to follow up on a couple of comments from people on sizes. These sizes come from the ALC act, that's where the numbers are being pulled from. Stated that portable sawmill should be allowed to be more permanent.

Also stated that grandfathering does not protect buildings destroyed by fire or flood. The grandfathering clause should be amended to give more protection.

The residential footprint, including roads and driveways, came from the ALC. Where the ALC rules break down is that they are provincial. What works well for Surrey doesn't work here. Can these sizes be bigger?

Stated that without these bylaws, the Regional District could not enforce ALC rules, but with bylaws these rules can be enforced by RDKB.

Who will replace the people who are here? How will these bylaws allow those people to police neighbours?

23) Justin - 1785 Gough Rd.

He mentioned that he lives on a wildlife corridor and that he needed to organize what he wanted to say. Mentioned a correct democratic process.

24) Holley Harfman – Kelly Road

Stated she agreed with a lot of what was said by other people at the Public Hearing. Said that during the Q&A part she heard that the OCP came about because the residents wanted it because of water concerns. She stated it wasn't residents who had been around for a long time. She said that our world has changed in the past couple of years and change is hard for those who have been here for a while. Said that she thought the plan is outdated now because it was developed before

COVID. For example, she said that on page 5, the approximate location of housing was outdated. She stated she has questions about the grandfathering piece, wonders whether their kids will be able to move off their land and if their kids stay on their land whether the grandfathering will pass to them.

25) Dave Melone – 1409 Wolf Way Road

Stated that the world is being run by unelected millionaires and that he wants to work with our local government representatives and have a local government that listens. Asks that these bylaws not be given this third and fourth reading until more people have been included.

Director McGregor noted that this was the last opportunity to comment before the Public Hearing was closed, and that after the Public Hearing is closed, new comments cannot be considered. Director McGregor called for comments for a final time. There were no further comments.

Adjournment: Director McGregor adjourned the Public Hearing at 8:31 pm.

Text message to Donna Dean, Manager of Planning and Development,
August 31, 2022

From Gerry de la Garza, of Anarchist Mountain Resort Ltd, 6075 Highway 3

Hi Donna, just confirming Winkler and Summit are unauthorised occupants and litigation parties adverse to the owners. We have no knowledge of the contents of the letter you mentioned in your voice mail today, so we are unable to endorse or oppose the opinions it presents.

Regional District Kootenay Boundary
Trail BC,

Winkler Development Corp.
6075 Highway 3,
V0H 1Y0
250-870-4576
winklerdevelopmentcorp@gmail.com

To whom it concerns – especially Elizabeth Moore, Donna Dean, Grace McGregor and Vickie Gee and the entire Board of directors Regional District Kootenay Boundary, Office of Roly Russel (MLA), Office of Richard Cannings (MP)
Emailed to each and registered mail to RDKB, Trail BC - attn.Donna Dean.

As a result of a family emergency and death in the family (my dad passed away and I had to fly to Germany) I won't be able to attend the final official meeting for the proposed OCP on August 31st. I instructed Reid Hedlund to act in my interest at the meeting.

I am trying to understand the zoning and land use planning process of the OCP... it makes no sense at all for the area, with more than 85% being in the ALR and the presented reasons are vague and without any facts and values. I am writing to voice my concerns and deep opposition to the official zoning, bylaw effort (Rural Bridesville land use planning process - OCP) as a whole. The Regional District failed to present necessary services such as commercial garbage collection, Fire Services and much more. Those services have been mentioned several times at different meetings but never referred to again. Those services are a right of every citizen in this country and the Regional District missed the opportunity to convince the public by including them in any proposals.

The Area also needs employment to reduce poverty and there is zero support available from the Regional District in this department, as well. In fact, the Regional District is destroying Employment in the area with their actions, as demonstrated in the parcel of land home of Summit RV Resort, PoolByNature Design and Winkler Transport. 6075 Highway 3, Bridesville, BC.

Also, the Regional District has a proven track record of abuse of power. For example, using the RCMP and Chief Urs Grob of the Anarchist Fire Department to enter our property WITHOUT proper jurisdiction in Fall 2021. The action is documented on a security camera footage (including voice) and guests, as well as employees were terrified by the actions of the Bylaw Officer and Building Inspector. This unnecessary event damaged our business in a big way. We lost several seasonal winter guests (which means loss of revenue and profit) due to this illegal behavior from employees of the RKDB, which has no legal power over our area. This action isn't resolved at all, and I reserve the right for further legal steps in this matter.

But I especially reject the proposal because we can't see any activities from RDKB in handling OUR interests or concerns as promised in the last meetings. We were told that the RDKB wants to do the right things for everyone in the area affected and get our input in this project. At no time did any official of RDKB (including Vickie Gee) reach out to me for a fruitful discussion. The RDKB, despite my numerous inquiries, was unable to officially inform me of the proposals and invite me properly to any upcoming meetings. The RDKB was not even able to send the official documents to the property address as requested many times. None of our input, created and provided to several Senior planners, in several official meetings since 2017, is included in the zoning proposal.

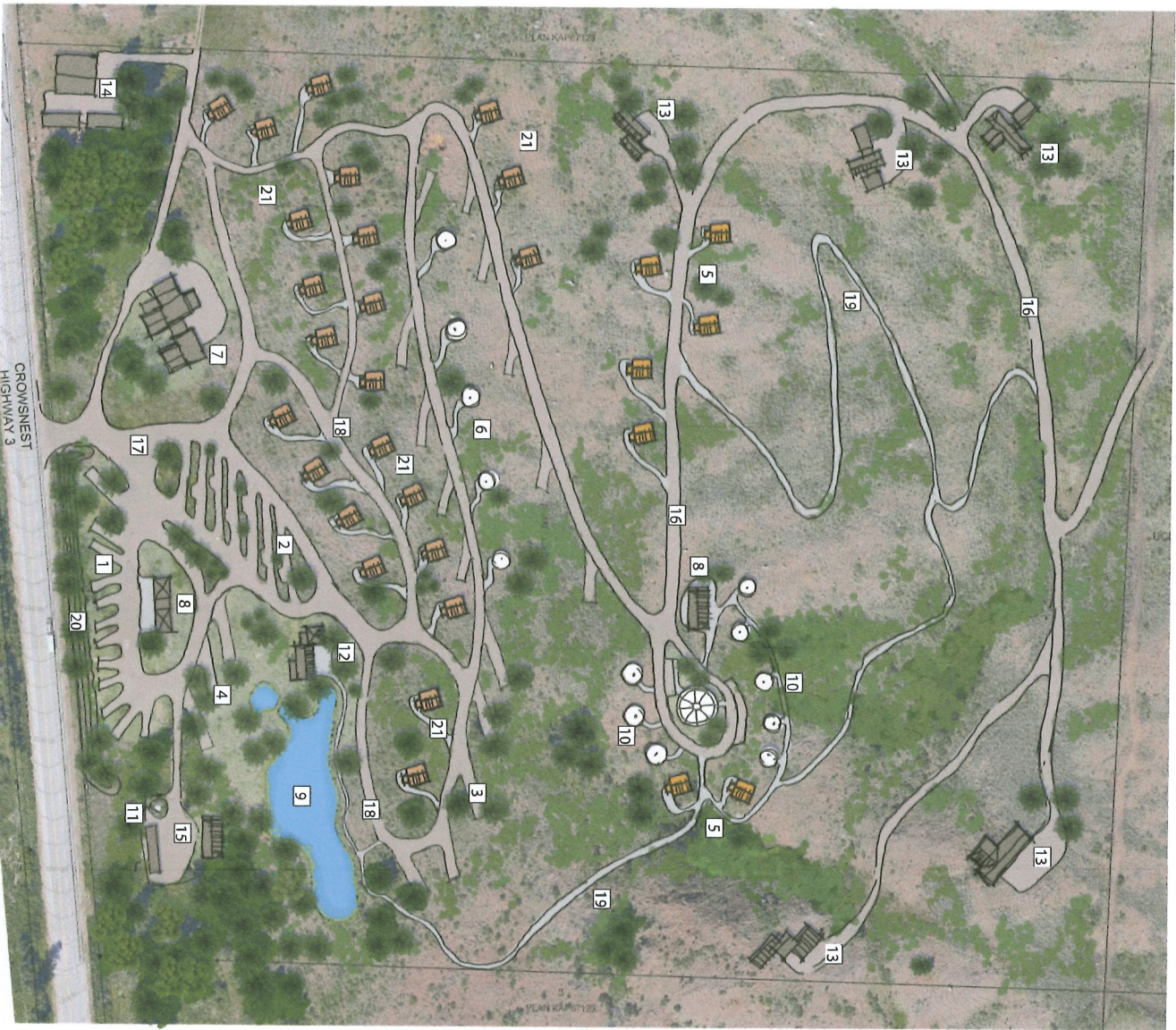
The property was purchased in 2017 under the expectation that we can start and finish the entire project in 5 phases without unnecessary bureaucracy. Our business case and all financial investments are based on the Master Plan, created in 2017 and delivered to Carly Rimell in person at a meeting in Trail as well at the first zoning meeting in 2018. In the second official meeting in June 2022, Elizabeth Moore received the Master Plan again (the Master Plan was also sent via email on June 16, 2022, to Elizabeth Moore and Vicky Gee) but nothing happened to the zoning proposal. The creation of the Master Plan has a 5-digit price tag and the loss of opportunities for interference with the Master Plan would be in the Millions. I don't think that the Regional District understands the importance of our project, executed in 5 phases over a 10-year plan, and the fact that we will be one of the largest employers for local residents and within the Regional District. The plan includes over 50 full time employees after finishing all 5 phases. It seems like RDKB does not understand the economical impact for the region in the future with our tourism project. This is highly concerning to have leaders like that acting for citizen in this country.

I would like to officially inform the RDKB again, that Planning, construction for cabins and the infrastructure, as well as the road system, has already started and we've invested substantial money already in Planning, Equipment, Material and Labour. We reserve the right to take further steps in any possible way to protect the investment of all shareholders.

The way the Regional District Kootenay Boundary and Regional Director Vickie Gee treated our exciting project up at the Anarchist Mountain Summit, is showing me how careless the RDKB is in the effort to maintain a great community in the Electoral Area E. I also like to inform RDKB that I have an open court case at the Supreme Court of Canada against my partner and I reserve the right of legal steps against RDKB for damages and loss of opportunities because of the proposed OCP and lack of including the entire Master Plan,

It is very telling how little the RDKB cares about the residents and owners, when you see that the meeting is scheduled in the height of the holiday season, a day before a long weekend with the hope that less people can attend and taking away the opportunity for more people that are affected, to participate and add valuable input. And I add, right before an election.

I do not like to deal with rumours, but some known facts identify a potential conflict of interest and financial gain by officials and Directors of RDKB and there will be a closer investigation as soon as I return from my family emergency. I will also notify the media to find out who in the Regional District and on the Board of Directors had knowledge about this and supported this. The public has a right to know those details



Note: Concept plan for illustrative purposes only

- LEGEND
- 1 DELUXE PULL IN CAMP SITES 50' PARKING AREA W/ 35' TO 55' PARKING AREA
 - 2 PULL-THROUGH TWIN RV SITES - TWO 35' PADS END TO END
 - 3 PULL IN RV SITES - MIN 35' DEPTH
 - 4 TENTING SITES 20' X 20'
 - 5 GLAMPING HUTS
 - 6 DELUXE YURTS W/ WC/SHOWER MODULES
 - 7 ANARCHIST MOUNTAIN BREWERY W/ SITE OFFICE & ADMIN
 - 8 SHOWER BLOCK
 - 9 SWIMMING LAKE
 - 10 WELLNESS YURTS
 - 11 ELECTRICAL BUILDING & WELL / WATER RESERVOIR
 - 12 BISTRO W/ EMPLOYEE ACCOMMODATION
 - 13 MANAGEMENT & EMPLOYEES HOUSES
 - 14 FARM WITH AQUAPONIC GREENHOUSES
 - 15 SERVICE YARD WITH EMPLOYEE ACCOMMODATION
 - 16 GRAVEL 3m WIDE ACCESS SUITABLE FOR ATV /AWD
 - 17 24' WIDE TWO WAY ROADWAY
 - 18 16.5' WIDE ONE WAY ROADWAY
 - 19 PEDESTRIAN WALKWAY
 - 20 EARTH BERM BUFFER ALONG HIGHWAY
 - 21 CABINS 1-3 BEDROOMS

SHEET	L01
SCALE	1:2000 @ A3
DATE	MAY 2018
DRAWING TITLE	LANDSCAPE MASTERPLAN
CLIENT	ANARCHIST MOUNTAIN RESORT LTD
DRAWING CONSULTANT	ANARCHIST MOUNTAIN RESORT LTD
NOTES	

ANARCHIST MOUNTAIN RESORT
6075 Crowneest Hwy, Bridesville, BC V0H 1B0, Canada

From: [Louise Hamazaki](#)
To: [Elizabeth Moore](#)
Subject: FW: Written Submission - Public Hearing - Rural Bridesville Official Community Plan and Zoning Bylaws
Date: August 31, 2022 8:04:53 AM

From: Bre Wiebe [REDACTED]
Sent: August 30, 2022 9:36 PM
To: Planning Department <plandept@rdkb.com>
Subject: Written Submission - Public Hearing - Rural Bridesville Official Community Plan and Zoning Bylaws

Dear RDKB Planning Department,

I have reviewed the document *Draft Rural Bridesville Zoning Bylaw No.1815* and have concerns about density restrictions on mixed AGR1 / RUR1 parcels.

Last year my father, Richard Wiebe, purchased an 80 acre parcel in rural Bridesville with the dream for our family to live and farm together. We have all lived within cities in townhomes or apartments for the majority of our lives and have hoped to one-day own space to farm and raise animals and families. Unfortunately, the high cost of farmlands and housing has prevented this dream from happening, until my father purchased this property in Bridesville. Since my father bought this land me, my husband, my parents, and siblings and their spouses have spent many days and nights over phone calls, facetime, meals, and campfires planning how we can make our dreams come true on this property. We have been working to make this a reality spending many days at the property building infrastructure, fencing, seeding, and applying for farm in development status, water licenses, developing a website and more.

Draft Rural Bridesville Zoning Bylaw No.1815 in its current state will greatly restrict our opportunities to build affordable homes for our families to live and grow in. My father's parcel is a mix of AGR1 and RUR1 land on *Map 1: Draft Rural Bridesville Zoning*. Clause *Density 3.4 (3)* of *Draft Rural Bridesville Zoning Bylaw No.1815* "For certainty, where more than one of the above density regulations apply to any particular parcel, the most restrictive governs but all remain applicable." will restrict us to only one single-family dwelling which can contain a secondary suite on my father's parcel.

The majority of my father's parcel is AGR1 zoning, so it does not make sense to us that we would be restricted to the RUR1 density regulations especially when the parcel is assessed as a farm. I would kindly request that clause *Density 3.4 (3)* be reviewed, and **amended to allow for mixed zone parcels with AGR1 zoning to be permitted one secondary residence on parcels assessed as farms**, under the Assessment Act. This change would greatly aid in our future life plans.

Best Regards,
Breanne Wiebe & Daniel Papanek
Apt. 103 - 1510 Nickleplate Road

From: [Louise Hamazaki](#)
To: [Elizabeth Moore](#)
Subject: FW: Written submission regarding Bridesville OCP and Zoning proposal
Date: August 31, 2022 8:05:26 AM

From: wieberic [REDACTED]
Sent: August 31, 2022 7:37 AM
To: Planning Department <plandept@rdkb.com>
Subject: Written submission regarding Bridesville OCP and Zoning proposal

Dear Board of Directors, planning staff and fellow residents of Boundary Country

I have included cited laws or directions from documents on website and responded with concerns in this written submission.

The clauses or laws are found within the extensive documents found online contained within the proposed zoning bylaw of the Bridesville rural area.

We believe these citations that we are concerned with contradict or oppose our larger family plans to become part of this mostly unpopulated stable environment and healthy community. They potentially restrict agricultural or resource management growth within the area and are unnecessary or are contradictions of stated goals or communications within the OCP.

To begin

You have chosen to continue to include in the OCP recreation section a stated goal to pursue the proposed rail trail

“16.7.10 Consider including parts of the former VVE Railway as part of a trails system”

You indicated it was not being included or pursued in a recent leaflet but it remains in the OCP.

- The original crown grant prior to the formation of local governments was specific to railway use to allow the efficient transport of goods or materials or people to and from businesses of the Boundary community by rail from the interior to the coast. Currently this need, possibility or use simply does not exist at this time and the deteriorating rail bed should not be considered for a recreational trail. It has long been a vacant railbed where it occurs through the fenced farmland it is in various stages of development or disruption but often overgrown or hazardous to travel on or through the privately held property.

- We would please ask that this be reconsidered to be removed from the OCP so that it won't be brought back quickly after into the zoning bylaws.
- If it will not be considered for removal the plan should be transparent of your government interests (not private or public interest at this time) by bringing back in the maps and clearly identify in the map the exact and actual "parts being considered"

You have also decided towards limited residency for farmland or mixed zoning on large plots of land by including this law

"For certainty, where more than one of the above density regulations apply to any particular parcel, the most restrictive governs but all remain applicable."

To be the most restrictive in this case against the currently non zoned rights of landowners who have purchased and planned to have the help of family which benefits from additional housing. It takes many hands to help with large properties. So at the very least we would ask that the plot size and or farm assessment status is considered as an additional layer within this law to allow for the second residence that the AG1 zoning allows for or further allow for second homes on larger properties such as 20 acres or greater in rur1 zoning areas to encourage and promote farm development and housing opportunities.

4.3 Secondary Residences

1. Where a secondary residence is permitted as a secondary use within a zone, the following regulations apply:

a) The gross floor area of the secondary residence must not exceed:

i) 90m² for parcels that are 40 ha or less;

We believe that the ALC derived 90m² is actually too limited of an secondary housing allowance to provide for housing a growing family that may aid in the building up of community and maintenance or development of these large plots of land or farms. This should be recognized that most homes with more than 2 normal bedrooms are over this size and it should be increased to 180m² or 2000 sq ft to allow for future family and community growth. Or split the allowance between the two allowance homes rather than 500m² for one home allow it for a total between two.

It should be recognized that providing this space allowance will promote larger families room to grow and in turn to promote agricultural development.

g) Use of accessory buildings, tents, recreational vehicles, and similar shelters for temporary accommodation is permitted for a period not exceeding 120 days per calendar year, except where

the occupancy has been approved under Section 3.1.8(h) of this Bylaw.

TEMPORARY ACCOMMODATION means the non-residential use of land, buildings, or structures and including the occupancy of a building or structure, tent, or recreational vehicle for a period not exceeding 120 continuous days;

We believe this law should be extended to 240 days to allow for the development and promotion of agricultural or resource on large plots of land. We believe the work required to build or maintain a farm or large resource property is extremely labor intensive and takes a greater period than 120 days.

Please be reasonable and allow for at least 6 months of occupancy of temporary accommodations to aid in promoting farm or resource land development for large plots over 20 acres.

Or in another manner consider temporary occupancy for a specific seasonal climate period. Are the concerns are health and safety? To avoid occupancy during cold weather perhaps restrict to allow a common period of sustained occupancy period from May to October. This would exclude the coldest months of the year. This change would allow for development or maintenance workers in months that are more suitable for temporary occupancy in this area and promote or maintain or sustain beneficial development.

In closing we believe that these laws restrict or do not promote the spirit of the stated goals of the OCP

Promote food security, including local self-sufficiency.

Recognize and promote the protection of the agricultural industry in the Plan Area.

Recognize and promote the Right to Farm in the Plan Area.

Support the protection and enhancement of land that has value for agriculture.

Strive to minimize the conflict between agriculture and other land uses. Support the preservation of the rural character and lifestyle of the Plan

Second residences are wanted on parcels in the ALR to support farming.

Second residences permitted on ALR for parcels that have farm status

We also believe further review is needed of permitting family subdivisions

Reduced minimum parcel size for family severance on land outside of the ALR from 50 ha to 8 ha

We believe this should be the same as referenced to the provincial laws as stated below

Subdivision of Land for Relatives

Under Section 514 of the Local Government Act, a person may subdivide to produce a lot on which a separate residence will be constructed for a relative. The minimum size of the lot is one hectare unless the Medical Health Officer approves a smaller lot, which can be no less than 2500 m². If the property is assessed as farmland, the remainder may not be reduced below two hectares.

Other bylaw provisions apply to subdivisions both in and outside the Agricultural Land Reserve (ALR). Land in the ALR is treated differently from land outside it.

Thank you for continued consideration of these notes and please continue to thoughtfully consider our concerns.

We look forward to your response.

Sincerely

Richard and Andrea Wiebe

From: [Louise Hamazaki](#)
To: [Elizabeth Moore](#)
Subject: FW: Bridesville community plan
Date: August 25, 2022 12:44:40 PM

From: stan Howard [REDACTED] 1060 Rock Creek-Bridesville Rd.
Sent: August 25, 2022 12:39 PM
To: Planning Department <plandept@rdkb.com>
Subject: Bridesville community plan

Hello.

regarding the proposed Bridesville Official Community Plan and Bylaw:

I'm writing in support of this plan and bylaw.

I've farmed in the Bridesville area since 2005, and been farming much of my life before that. While not a big supporter of lots of government regulation, I *am* in support of this plan because it proposes some minimum standards of regulation. Without this, people -- your neighbours -- could do anything.

I believe it's essential to protect the integrity of farmland. There's a limited supply, locally grown food is increasingly important, it represents a resource for future generations --such as my grandchildren. Also, in case of general hardship, farmland has great survival value for our community and for the broader community.

Some years ago, a neighbour of mine decided to build a commercial motocross track on his agricultural farmland; I was actively involved in stopping it. What ensued was many conversations with the Agricultural Land Commission, petitions, a well-attended demonstration (at which a potshot was fired, RCMP involved, newspaper articles, and the too-late destruction of some acreage (turned into motocross track). While we were ultimately successful, this is not the way to go about expressing the will of a community.

A grow op was also proposed on a neighbouring piece of land (land with very little water, I might add). Although this never came to anything, we were helpless in opposing it. Community standards would help.

Even on properties that are not agricultural, some minimal standards are

necessary to create what is generally called "civilization." Unthinking opposition to any form of civil standards leads to the American West, past and current.

On a recent return to Salt Spring Island, where I used to farm, I found -- to my surprise -- that the island was still rural and not overdeveloped, after a 25 year absence. There are still people farming and still others who just want to make money from their land, but what has worked is the Islands Trust, and a series of regulations and bylaws that have actually succeeded in keeping this a rural community. We need the same in Bridesville, especially as real estate pressure increases.

Without such a plan and bylaws, what's to keep a neighbour from a motocross track, grow op, gravel pit, subdivision -- right next to you? A plan will help keep a sense of community, ie. reduce personal enmities between neighbours.

To reiterate, what I like about this plan is the minimal--but necessary-- nature of the incursion of government.

Yours truly,

Stan Howard

A solid black rectangular box used to redact the signature of Stan Howard.

Lynne Storm
6624 Sidley Mountain Road
Bridesville, BC V0H 1Y0

August 26, 2022

Regional District of Kootenay Boundary
202 - 843 Rossland Avenue
Trail, B.C. V1R 4S8

Via email: Plandept@rekb.com

Re: Rural Bridesville Official Community Plan and Zoning Bylaws

I am writing to register my concerns about the proposed Rural Bridesville Official Community Plan "OCP". In the seven years since the OCP was first proposed, a lot has changed. The cost of housing has skyrocketed. Construction costs have risen to the point where even working people making decent wages cannot even think of building a home. People are being forced to adapt to the lack of affordable housing by moving into anything that can be heated in the winter, mostly RV's.

My first issue is with the new provision that states that a property owner may reside in an RV "while they construct a dwelling", and otherwise an RV can be lived in for "up to 120 days per calendar year". My contention is that this requires property owners to incur the cost to present professionally drafted building plans and pull building permits even though they have no intention of actually constructing a home. It also eliminates the option of using an RV as the secondary residence now permitted on ALR parcels with farm status.

A similar clause in the RDOS area caused tremendous hardship to a couple there. They had purchased their property intending to build. They each started a business. He got cancer and couldn't work. At the same time that he was airlifted to hospital on the coast, RDOS forced the wife to vacate the RV they were living in on their property. She couldn't find a place to rent. She also had a large dog that she was very bonded with. So at a time when she was financially and emotionally stressed, she was forced to give up her beloved dog and scramble to avoid ending up on the street. Her husband died a few months later, and she died two weeks after he did. I really believe the stress of the situation killed her. She should have been allowed to remain in her RV with her dog on the property she owned.

My point is that if you are going to kick people out of a place that can at least be heated to enable them to survive in winter, you had better be able to offer them a place to go. Until the RDKB can insure that people will not be forced out of RV's and into cars or onto the streets, the restrictions on using RV's as permanent dwellings should be removed.

My next concern is that this is the wrong time to try to implement the OCP. Right now, global problems are affecting us locally in unprecedented ways. Supply chain issues are affecting local farmers who can't repair their farm equipment. Fuel costs are gutting profits. People who were formerly comfortable are barely hanging on by their fingernails. Our area has always had a high percentage of people living below the poverty level, and times are harder for them too. People are really anxious and emotionally reactive.

Area residents don't understand the benefits of having an OCP. RDKB has done a poor job of communicating any potential benefits. Rumours and false information are flying around. The OCP is perceived as government overreach. The perception is that it will give local officials more power to push them around. People worry that these regulations will impact their livelihoods and even their ability to maintain a foothold in the community, where they have supportive relationships. I have personally spoken with several people who are so distressed about this that it is taking a toll on their health. It doesn't matter that their concerns are often unfounded, right now you have a highly stressed community and this is only adding to their stressors.

I think the plan should be put on hold until such a time as there is a better understanding of how it will benefit the citizens and there is public support for it.

Sincerely,

Lynne Storm

Downtown Bridesville

My name is Liz White. I have lived in Bridesville for all but 15 of my 63 years. I agreed to be on the steering committee for the Plan because I love it in this community. I believe it's a special kind of place, but I don't believe it is **just going to stay that way** without some kind of protection.

Nobody likes more rules and regulations, I get that, but I have seen firsthand what happens when there are NO rules and NO regulations.

My hometown is slowly being buried under derelict cars, scrap lumber, old metal, broken appliances, bathtubs, toilets, broken hot tubs, pallets, plastic, fiberglass, wrecked RVs, dolls, tires, mattresses, stuffed animals.....you get the picture. Piles of garbage 8 feet high that we all have to look at every day.

And you know what? There is nothing anybody can do because there are no rules and no regulations.

Sure, rules pinch a little sometimes. But I would much rather be pinched by some rules put in place by our **LOCAL** government, **rules agreed on by LOCALs** who care about this community, than stand around and watch this another area get buried under anything undesirable.

And there is no way we can know what that undesirable might be, what it might look or what it might smell like, or who it might be next door to.....so in my mind the rules are there just to put the brakes on. Let's have a look at things and see if they fit.

Exceptions can be made.

Change is inevitable, we've all seen a lot of it in the last few years. New people moving to the area bring new ideas and new energy and most of the time it's great because they came here for the same reason we like to live here. It's a little bit of paradise.

I think paradise deserves a bit of oversight, a bit of conscientious planning, a bit of protection. And that's why I support the community plan.

From: [Bob Fouty](#)
To: [Elizabeth Moore](#); [Planning Department](#)
Subject: Re: Rural Bridesville Land Use Planning Bylaws Public Hearing
Date: August 29, 2022 5:17:33 PM

Elizabeth,

Thank you for the update.

Unfortunately, I am unable to attend the hearing on August 31st.

I offer the following specific objection to the proposed plan and bylaws.
I further request my objection be read into the record.

I object to the very broad language defining "prohibited" vs "permitted".
Following (*in italicized font*) are extracts from Bylaw 1815.

The prohibitions at first seem very specific....

"2.2 Prohibition

- 1. Land must not be used contrary to the provisions of this Bylaw.*
- 2. Buildings or structures must not be used, constructed, reconstructed, altered, moved, placed or extended contrary to the provisions of the Bylaw.*
- 3. No subdivision may be approved contrary to the provisions of this Bylaw, in particular to create parcels less than the minimum permissible parcel area, and other regulations as identified in this Bylaw.*
- 4. Every use of land, building and structure permitted in each zone must conform to all the regulations of the applicable zone and all other regulations of this Bylaw.*
- 5. No land, building or structure may be used or occupied, except in conformity with this Bylaw."*

Then, the section of the bylaw that defines each zone very specifically details what is permitted within that particular zone...

Taken together, that would seem to be sufficient.

However, the definition of prohibited is expanded quite significantly to include any use "not specifically permitted"..

3.1 Permitted and Prohibited Uses

- 1. A use not specifically permitted in this Bylaw is prohibited from the Plan Area.*
- 2. A use not specifically permitted in a Zone is prohibited from that Zone.*

Therefore, any use or activity which might fall into a grey area between the specifically prohibited and specifically permitted immediately becomes prohibited. These are blanket statements that cover RDKB in the event they have omitted to define some use or activity as specifically permitted or specifically prohibited. It's biased and disingenuous crafting of the Bylaw language which favours RDKB and leaves the landowner with little ability to challenge RDKB decisions. A more egregious example of "Bureaucratic CYA" would be hard to imagine.

To be fair, RDKB should either eliminate provisions 3.1.1 and 3.1.2 or rewrite as

follows.

"3.1 Permitted and Prohibited Uses

1. A use not specifically prohibited in this Bylaw is permitted within the Plan Area.

2. A use not specifically prohibited in a Zone is permitted within that Zone."

Thank you for including my objection in the record.

Respectfully submitted,

Bob Fouty

[REDACTED]

Gary and Lynette McGill
1475 Wolf Pack Place
Bridesville, BC V0H 1Y0
cell phone 250-408-8924
email: gmcgill@island.net

Regional District of Kootenay Boundary
202 - 843 Rossland Avenue, Trail, B.C. V1R 4S8

Attn: All RDKB directors

Dear RDKB board member,

My wife and I are residents of Area E/West Boundary and we are asking that RDKB directors vote NO to the current zoning proposal for this area. We believe that board member Vicky Gee initiated the zoning process without the support of the people and that makes us very irritated. Without providing any evidence she claims support for zoning, but unless otherwise demonstrated through a referendum, we don't believe that there is majority support.

RDKB directors would be unwise to antagonize and overrule the areas residents without a referendum. We would be happy to support zoning if the majority of residents of Area E/West Boundary were to vote for the zoning plan.

Sincerely,

Gary and Lynette McGill



Lot C, Plan KAP62740, District Lot 1292S, Similkameen Div of Yale Land District, Except Plan KAP88368

Lot B, Plan KAP62740, District Lot 1292S, Similkameen Div of Yale Land District, Except Plan KAP88368

5430 Rock Creek Bridesville Rd.
Bridesville, BC V0H 1Y0
August 31, 2022

Directors and Staff
Regional District of Kootenay Boundary
843 Rossland Ave.
Trail, BC V1R 4S8

Dear Sirs and Madams:

Re: Proposed Bylaws Nos. 1800 and 1815

As residents and landowners in the affected area of these proposed bylaws, we strongly urge you to NOT adopt the bylaws in any form for the following reasons:

1. The proposed bylaws would discriminate against us by imposing an unfair competitive disadvantage between us and our peers located outside the OCP and zoning area, for no legally justifiable reason, through, but not limited to, the following examples:

A. By creating an unnecessary bureaucratic burden to apply for zoning amendments for activities outside the AGR1 zone. Farms located outside of the Rural Bridesville Planning Area do not have

these financial or time burdens associated with making applications to local government. Their activities are only constrained by application to the Agricultural Land Commission (ALC). An example would be a gravel pit,

B. By eliminating the possibility of income generated by non-conforming ALR uses, for which application to the ALC can be made, but are not permitted uses under bylaws 1800 and 1815.

C. By requiring assessments (and associated costs) of our potential activities and developments in a manner which is not uniform with farms located outside of The Plan area as evidenced:

(1) On implementation of OCP pg 24 (9.6)
Requiring a hydrological assessment of waterways.

(2) On implementation of OCP pg 18 (5.11)
Requiring a qualified environmental professional to determine buffer distances

D. By placing blanket restrictions on land use. For example, OCP pg 24(9.10). Restricting land use around all water-courses does not allow livestock use of those waterways nor recognize that well managed grazing can mitigate harm.

E. By restricting permitted use of Environmentally Sensitive Areas (OCP pg. 17 paragraph 2 point 2) based upon inaccurate mapping and unscientific, non-reviewed data.

2. Many maps on which the bylaws are based contain incorrect information which undermines the integrity of the bylaws. For example:

A. Maps show nonexistent waterways and watercourses.

B. Areas of Significant Archeological Potential contained in map five seem to not be based on any peer-reviewed scientific data obtained through study of the area.

C. The areas designated "At Risk Forest Ecosystems" and "Grassland/Open Forest" on Map 6 are not accurate when compared with actual on the ground study.

It should be recognized that depending on out-dated, unreliable data to determine regulation of citizens (OCP pg 21 #7.7 tree cutting bylaw, and OCP pg 16 paragraphs 4.2 and 4.4) simply because "Resources are not available for more accurate data" (Elizabeth Moore, Senior Planner, August 30, 2022) is negligent and irresponsible. As is putting the onus for correction of data on residents. "It would be up to the resident to submit notice of incorrect data." (Moore, Aug 30, 2022)

3. The duplicity of the documents can be realized in the following:

A. Concerns regarding food security are expressed, yet the size of a personal garden is restricted (Residential footprint includes landscaped areas

B. Concerns regarding environmental responsibility are expressed yet the bylaws penalize residents for adhering to environmentally responsible waste management. (Residential footprint includes septic fields in the calculation.)

C. Claims regarding the support of agriculture fail to realize agritourism is not agriculture. A Sleeping Unit by definition could house an unlimited number of occupants (i.e. as many beds as will fit in an undefined size of room.). The associated waste, uncontrolled pets, trespass, and unsafe behaviors (especially during fire season and hunting season) are detrimental to neighboring farms.

D. The bylaw preamble cites the loss of young people to urban areas, yet does not support activities for them. For example, many young people enjoy restoring antique or vintage vehicles and learn valuable skills in the process. The restriction on derelict vehicles means this opportunity would not be available to them. Most restorations are multi-year projects and the vehicle can not be licensed until completed.

E. One of the original galvanizing issues in favor of OCP and Zoning was the threat of licensed cannabis production, yet the OCP and Zoning allows for the activity in the majority of the bylaw

area, with grossly inadequate setbacks as the panacea.

While recognizing that the OCP itself does not restrict permitted uses, it predicates further restriction of land usage. It is the intention to fulfill the objectives of the OCP - objectives to which we are opposed.

In conclusion, these bylaws are fundamentally flawed beyond revision and should be set aside in their entirety, without implementation nor adoption.

Thank you.

Yours truly,

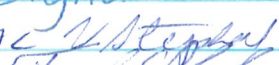
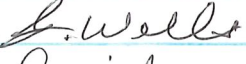
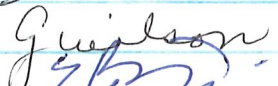
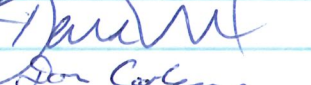
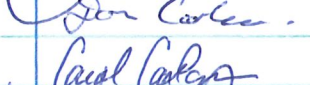
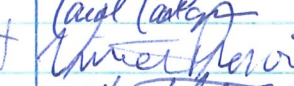
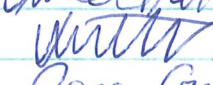
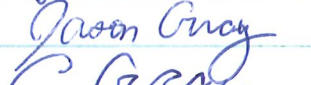
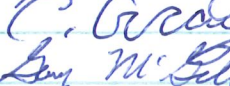
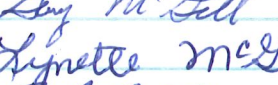
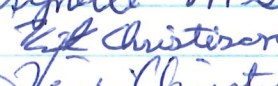
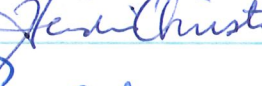
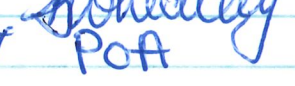
Ted Sorgard

Anita Sorgard

(Mr.) Ted Sorgard

(Mrs.) Anita Sorgard

We, the Property Owners, and/or Residents of Rural Area E, RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/St./Rd
AUG 19/22	VALERY STEJSKAL		1415 - WOLF WAY RD
AUG 19/22	FRANK STEJSKAL		1415 WOLF WAY RD
AUG 21/22	GARY WELLS		1411 TIMBER WOLF
AUG 21/22	GWEN WILSON		" "
AUG 21/22	Elisabeth Brillant		1320 Timberwolf Trail
AUG 21/22	Lee Sweeney		1324 Timberwolf Trail
AUG 21/22	Gary Baxter		1347 Timberwolf Trail
" "	Rie Baxter		1347 Timberwolf Trail
AUG 21/22	DANE McELNE		1409 Wolf Way Rd
AUG 21/22	Don Carlgren		1451 Wolf Pack Place
AUG 21/22	CAROL CARLGRN		1451 WOLF PACK PLACE
AUG 22/22	Vincent Prowost		1341 TIMBERWOLF TRAIL RD.
AUG 22/22	Jacky Witts		1341 timberwolf tr Rd.
AUG 22/22	Jason Gray		1361 Timberwolf Trail Rd.
AUG 22/22	Chelsey Gray		1361 Timberwolf Trail Rd.
AUG 22/22	Gary McGill		1475 Wolf Pack Place
AUG 22/22	Lynette McGill		1475 Wolf Pack Place
AUG 22/22	Rick Christison		1465 Wolf Pack Place, Bridesville.
AUG 22/22	Heidi Christison		1465 Wolf Pack Place
AUG 31/22	Belinda Wheatley		~~1295 #36 Timber Rd~~
" "	Leonard V. Drew		~~#33 Timber Ridge Rd~~
" "	Gareth Wheatley		#33 1415 TimberWolf Rd
" "	Tyren Wheatley		#36 1295 Timber Wolf Trail Rd.

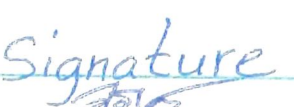
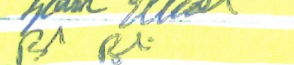
We, the Property Owners, and/or Residents of Rural Area E, RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/St./Rd
Aug 25 th	Tanya	<i>[Signature]</i>	1705 Hwy 33 Rock Creek.
Aug 25 th	WES DAGG	<i>[Signature]</i>	4125 Jubilee St Rock Creek
Aug 25 th	DAVE DENNIS	<i>[Signature]</i>	1730 Hulme Creek ROAD
Aug 26	Tammara Wheeler	T. Wheeler	3515 Christian Valley Rd.

We, the Property Owners, and/or Residents of Rural Area E,
RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/St./Rd
Aug 22/22	Wayne Dymneson		4133 Jubilee St Rock Creek
Aug 22/22	IRENE DYNNESEN		4133 Jubilee St Rock Creek
Aug 22/22	Kelly Scherman		4107 Jubilee St Rock Creek
Aug 22/22	KERRY SCHERMAN		4127 JUBILEE ROCK CREEK
Aug 22/22	GORD GUARNETT		4100 HIGHWAY 3 - ROCK CREEK
Aug 22/22	DAVID ANDSON		4200 Hwy 3
Aug 22/22	Curtis Piote		4084 Hwy 3 Rock Creek
Aug 22/22	DENNIS CAREY		4123 Hwy 3 Rock Creek
Aug 22/22	SARA ZIER		4127 Hwy 3 " "
Aug 22/22	Todd Dymneson		5985 Hwy 3 Bridesville ✓
Aug 22/22	Kellie Dagg		4125 Jubilee St Rock Creek BC
Aug 22/22	Terry Wolchuk		4125 Jubilee St Rock Creek
Aug 22/22	Dave Cote		1597 Queen St Rock Creek
Aug 22/22	Sherrin Cote		" "
	Remi Merillon		1680 Highway 3 } Rock Creek
	DARRELL EDMISTON		1967 Hwy 3 } "
	Don Johnston		1715 H 3 ROCK
Aug 23/22	JENNIFER KETLER		4122 KETTLE VALLEY RD S.
Aug 23/22	Corey Ketler		4122 Kettle Valley RDS
Aug 23/22	Jim Tompkins		1775 KETTLE R.E. RD. ROCK CREEK
Aug 23/22	Irene Scott		4920 Rock Creek Bridesville RD
Aug 23/22	Franko Tilgner		1810 Kettle River Rd E. VOTH RD
Aug 23/22	Norma Tilgner		1810 Kettle River Rd. E. Rock Creek
Aug 23/22	Orville Ungau		189 Fir Rd Rock Ck.
Aug 23/22	MARK SABO		1910 KETTLE RIVER RD EAST
Aug 23/22	DARLENE ROSE		1925 KETTLE RIVER RD EAST
Aug 23/22	JOHN LAROSE		2115 KETTLE RIVER RD EAST
Aug 23/22	Wendy Stuckey		2115 KETTLE RIVER RD. EAST
Aug 23/22	PAT CHAPOT		4105 " Valley Rd S.
Aug 23/22	Betty Chapot		4115 " " "

We, the Property Owners, and/or Residents of Rural Area E,
RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/st./Rd
Aug 23/22	TERRY CHAPMAN		4605 KETTLE VALLEY SOUTH
Aug 23/22	Wes Feist		1-4047 Kettle Valley Rd south
Aug 23/22	NORM SMITH		2-4043 Kettle Valley Rd South
Aug 23/22	Mark Ferrier		1665 paroch Rd.
Aug 23/22	Dawn Coburn		" "
Aug 23/22	Fred Barque		4043 Kettle Valley Rd south
Aug 23/22	Wendy Reaugh		#3 4055 Kettle Valley Rd S
Aug 23/22	ALLEN CHAYKOWSKI		#4 4055 Kettle Valley Rd S
Aug 23/22	Cheryl TRAMER		#7 4055 Kettle Valley Rd S
Aug 23/22	John Blackmon		#6 4055 Kettle Valley Rd S
Aug 24/22	Tamara Ford		5575 Christian Valley Rd.
Aug 24/22	Chris Lockhead		5575 Christian Valley Rd.
Aug 24/22	Rybin Elliot		5455 Hwy 3
Aug 24/22	BRANDON BLAINE		" " "
Aug 24/22	BOB DAVIDSON		5190 Christian Valley Rd.
Aug 24/22	Sharon Galbreath		211-22655 ~~east~~ Kettle
Aug 24/22	Kyle Klumpp		3435 Blythe Rhine rd
Aug 24/22	Kerry Unruh		189 Fir Rd Rock Creek
Aug 24/22	Dennis Chausse		2720 Hwy 33 Westbridge
Aug 24/22	JD Wilson		2695 Hwy 33 Westbridge
Aug 24/22	Meira Champagne		2720 Hwy 33 Westbridge
Aug 24/22	Sara Eck		3470 Hwy 3 Rock Creek
Aug 24/22	Nolan Galt		3580 Kettle Valley Rd
Aug 24/22	Kelly Hays		3700 Kettle Valley Rd South
Aug 24/22	Angelica McDonald		1685 Old Nicholson Cr Rd
Aug 24/22	Dustin McDonald		1685 Old Nicholson Cr Rd
Aug 24/22	KARL KILBORN		3910 KURS, Rock Creek
Aug 24/22	Lana Beier		3910 KURS, Rock Creek
Aug 24/22	Rose Liberty		1585 Edstrom Rock Creek
Aug 24/22	David Clark		1585 Edstrom Rock Creek

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We, the Property Owners, and/or Residents of Rural Area E,
RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/St./Rd
Aug 24/22	Derek Aitchison	D. Aitchison	1590 Victoria St
Aug 24/22	Ellen Aitchison	E. Aitchison	1590 Victoria St
Aug 24/22	Lesli Voss	Lesli Voss	1875 Hulme Cr Rock Creek
Aug 24/22	Kier Hallstrom	Kier Hallstrom	2320 Greenwood
Aug 24/22	Julie Hallstrom	Julie Hallstrom	2320 Greenwood BC.
Aug 24/22	John Hallstrom	John Hallstrom	2310 Greenwood BC
Aug 25/22	Chas. Moes	Chas. Moes	2325 Greenwood BC
Aug 25/22	Wendy Cox	Wendy Cox	Boundary Creek B.C.
Aug 25/22	Dale Eek	Dale Eek	2430 Boundary Creek, B.C.
Aug 25/22	Frank Winters	Frank Winters	95 Wallace Creek Road
Aug 25/22	Raylene Evers H	Raylene Evers H	2725 Boundary Creek Road
Aug 25/22	Deanna Kocsis	Deanna Kocsis	2725 Boundary Creek Road
Aug 25/22	Terri Bohn	Terri Bohn	2775 Boundary Creek
Aug 25/22	Bruce Legend	Bruce Legend	3224 CEDOTACH RD.
Aug 25/22	Cathy Hevin	Cathy Hevin	3230 Beadman Rd
Aug 25/22	Kevin Hevin	Kevin Hevin	3230 Beadman Rd.
Aug 25/22	Robert + Ann Hevin	Robert + Ann Hevin	3315 - Hwy #3
Aug 25/22	Roy + Norma Howes	Roy + Norma Howes	3715 Hwy 3
Aug 25/22	James Haynes	James Haynes	Box 5 Rock Creek
Aug 27/22	Maureen Haynes	Maureen Haynes	4015 Haynes Rd
Aug 27/22	Terry Ashe	Terry Ashe	2929 Hwy 33
Aug 27/22	Bonnie Dagenais	Bonnie Dagenais	2929 Hwy 33
Aug 27/22	Miranda Serwa	M. Serwa	5535 Hwy 33
Aug 27/22	Guy POU LIOT	Guy POU LIOT	5838 3rd Street
Aug 27/22	Bill Bosovich	Bill Bosovich	1676 Kettle River E.
Aug 28/22	Sharon Cote	Sharon Cote	1575 Edstrom Rd.
Aug 28/22	Gilles Cote	Gilles Cote	1475 Edstrom Rd.

Regulations!

and more...

We, the Property Owners, and/or Residents of Rural Area E, RDKB are opposed to any zoning bylaws in Rural Area E, RDKB.

DATE	Name	Signature	House Number/st./rd
8/20/22	Russ Murray	[Signature]	5837 Hwy 33
8/20/22	Cody Haller	[Signature]	5833 Hwy 33
8/20/22	Audrey Lavelle	[Signature]	5872 - Hwy FIFTH ST
8/20/22	Michelle Turcotte	[Signature]	12a Beavertown Rd.
8/21/22	PA TOMLINSON	[Signature]	5805 HWY 33
8/22/22	Delphine Hollingsworth	[Signature]	5838 Kirschner Lane
8/22/22	Lee Hull	[Signature]	1-6350 HWY 33
8/22/22	GREG TOMLINSON	[Signature]	250-801-9355
8/22/22	Colin James	[Signature]	250864468
08/22/22	~~LT. Mike Smith~~	~~[Signature]~~	~~250 859 8243~~
08/22/22	LT. Mike Smith	[Signature]	5838 Kirschner Lane
08/22/22	Shawn Smith	[Signature]	48 Pringle Rd.
08/22/22	Jacob Lahey	[Signature]	48 Pringle Rd.
08/22/22	Vicky Tomlinson	[Signature]	13-6350 Hwy 33
2/2/32	Conrad Hill	[Signature]	Carmi
Aug 22/2022	Jason Miedke	[Signature]	Carmi
Aug 22/2022	Mike Katz	[Signature]	Beavertown, B.C.
Aug 22/2022	Brady Davett	[Signature]	Carmi, B.C.
Aug 22/2022	Kelly Babet	[Signature]	Carmi, D.C.
Aug 22/2022	Corey Filgate	[Signature]	Carmi B.C.
Aug 22/2022	JIM SMITH	[Signature]	BEAVERDELL, B.C. VON IAD.
Aug 22/2022	Harrison Smith	[Signature]	Beavertown, BC.
Aug 24/22	NETL STUART	[Signature]	5th ST. BEAVERDELL
Aug 23/22	Theresa Beavertown	[Signature]	11 Beaver Creek Rd.
Aug 23/22	Tomas Hurtle	[Signature]	Edmonton
Aug 23/22	Stefanie Newfeld	[Signature]	Midway BC
Aug 23/22	Mike MacEachern	[Signature]	Beavertown
Aug 23/22	ERIC HOLFORD	[Signature]	PRINGLE RD
Aug 23	Cindy Ovington	[Signature]	[Signature]
Aug 23	J. Morinick	[Signature]	4688 Hwy 33
Aug 23	Karen Hugel	[Signature]	250-484-5112
Aug 23	Richard Bretherton	[Signature]	Beavertown
Aug 23	John Pelletier	[Signature]	250 601 5187

We, the Property Owners, and/or Residents of Rural Area E,
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DATE	Name	Signature	House Number/st./Rd
Aug 22	D. Bartelings		3335 Hwy 3, Rock Creek, BC
Aug 22	Betty Lou Oswald		Box 7-1675 Hwy 3 Rock Creek, BC
Aug 24	Ann Neufeld		3315 Hwy 3, Rock Creek BC
Aug 24	A. Bartelings		3335 Hwy 3 R.C. BC
Aug 25	G. FIELDING		12415 Hwy #3 GREENWOOD BC
Aug 25	H. L. JENSEN		549 5th Ave Midway BC
Aug 25	STEVE GUIDI		3611 CHRISTIAN VALLEY RD
Aug 25	Brenda Charman		3611 Christian Valley Rd.
Aug 26	LYLE STRAWICK		3245 Hwy 3 Rock Creek
Aug 26	D. WOLVER		3610 Hwy 3. Rock creek.
Aug 29	NEIL SWART		5th ST. BEAVERDELL
AUG 30	DAN ANDERSON		310 Burre Ave G.W.D.
AUG 30	DAWSON LONG		3520 Kettle Valley Rd E.

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DATE	Name	Signature	House Number/St./Rd
22/08/22	Bruce Oslaw		3255 Hwy 3
"	Les Jackman	LES JACKMAN	1845 HULME CREEK RD.
"	Ross Bayles		3461 KETTLE VALLEY RD. E,
22/08/22	Keith Whittingstall		P.O. Box 280/3255 Hwy 3
22/08/22	Fay Whittingstall	Fay Whittingstall	P.O. Box 280/3255 Hwy 3
22/08/22	Rob DeWitt		4128 JOBILEE ROCK CREEK BL
22/08/22	Wayne Healey		3255 Hwy 3
22/08/22	Rick Harper	Rick Harper	Box 40 - Rock Creek B6
22/08/22	Dean W. Magnus		3340 Hwy 3 Rock Creek
29/08/22	~~Neil 18 1300~~ Connie Kelsey		~~1800 Hwy 3~~ 1826 Hulme Creek Rd

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DATE	Name	Signature	House Number/St./R
Aug. 26/22	Colt Barden	Colt Barden	Hwy 53/5
Aug 26/22	Jacquie Wansley	Jacquie Wansley	6032 Hwy 33
Aug 27/22	Brian Wolf	Brian Wolf	BEAVER CREEK.
Aug 27/22	Danell Johnston	Danell Johnston	Bend Road.
Aug 30/22	Rick REXIN	Rick REXIN	5286 Christian Valley
Aug 30/22	Kyla Moline	Kyla Moline	5284 Christian Valley Rd.

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DATE	Name	Signature	House Number/St./Rd
Aug. 24/22	DEREK KLUNPP		3436 Blythe-Rhone Rd.
	John Bakker		6308 Sidley Manton Rd.
Aug 25/22	Deborah Madison		4045 Rockerock Bridgesville
Aug 26/22	GLORIA KLUNPP		3425 Blythe-Rhone Rd.
Aug 26/22	Treena Cameron		3425 Blythe-Rhone Rd.
Aug 26/22	Stew Carlson		3425 Blythe-Rhone Rd.
Aug 26/22	MICHAEL HANCKIN		5621 CHRISTIAN VALLEY RD WEST
Aug 27/22	Carmen Beddall		1575 Myers Creek Rd West Riddick
Aug 27/22	ROGER BEDDALL		1575 MYERS CREEK RD WEST RIDDICK
AUG 27/22	GLYN ROSE		2875 WEST BRIDGE RD
Aug 27/22	Kim King		2875 Westbridge Rd
Aug 25/22	Sunny Chace		2100 Highway 22 R.C.
Aug 30/22	Maureen Utley		5919 Hwy 22 Beaverdell

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DATE	Name	Signature	House Number/st./Rd
Aug 22	Wayne Dennill	Wayne Dennill	280 Cougar rd. MT. Baldy
Aug 24	Willie McDonald	Willie McDonald	3285 Ingram
Aug 26	G DENNILL	G DENNILL	7124 JUBILEE ST R.C.
Aug 26	Jim DENNILL	Jim DENNILL	4124 JUBILEE ST. R.C.
AUG. 28	B. Edstrom	Bonnie Edstrom	4120 Kettle Valley Rd South
AUG 31	G. HALL	GUNNAR HALL	3657 KETTERVALE RD S. ^{Rock Creek}
AUG 31	H STEWART	H. Stewart	1485 Rock Creek Cemetery Rd.
Aug 31	Ryan Luebel	Ryan Luebel	Rm 36 CHRISTIAN VALLEY