

Public Hearing Report – Bylaw No. 2969

Jaffray / Barr

This report is submitted to the Board of Directors of the Regional District of East Kootenay pursuant to Section 464 of the *Local Government Act*.

The public hearing for Bylaw No. 2969 cited as “Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 33, 2019 (Jaffray / Barr)” was held on January 29, 2020 at 7:00 pm in the Jaffray Community Hall, in Jaffray.

The following Regional District representatives attended the public hearing:

Director Stan Doehle, Electoral Area B
Director Rob Gay, Electoral Area C
Krista Gilbert, Planning Technician

The notice for the hearing was published in the January 16 and January 24, 2020 issues of the East Kootenay Extra and the January 23, 2020 issue of the Free Press. Forty-eight (48) notices were sent to neighbouring property owners and occupiers on January 10, 2020 by regular mail with no notices returned as undeliverable.

Staff provided an overview of the amending bylaw and there was a question and answer period before the hearing.

Chair Doehle convened the hearing at 7:02 pm and Regional District representatives were introduced.

Chair Doehle advised those in attendance:

- to identify themselves and the property they own that may be affected by the Bylaw;
- that only those written and/or verbal presentations made at the hearing will be considered as part of the hearing report;
- that no written or verbal submissions will be allowed subsequent to the close of this hearing.

Bylaw No. 2969 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 33, 2019 (Jaffray / Barr).”
2. The designation of part of District Lot 6206 Kootenay District, except (1) Parcel A (Explanatory Plan 20286i) and (2) part included in Plans 2272, 2345, 2465, 2756, 4905, 4981, 8789, 15618 and Plans NEP69200, NEP91497 and R140, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from RR-60, Rural Resource Zone to C-3, Recreation Commercial Zone and from C-3, Recreation Commercial Zone to RR-60, Rural Resource Zone.

Staff read the legal proceedings for the public hearing as set out by the *Local Government Act* and noted that a report of the hearing would be submitted to the Board at its February 14, 2020 meeting.

Staff advised that one written submission had been received prior to the hearing. The letter states that there are no concerns with the proposed subdivision since it does not propose any changes in land use. The concerns expressed were for any further development along Little Sand Creek and that additional wells and sewage systems could impact the creek as wells are shallow in this area.

Chair Doehle called three times for comments and since no one from the public or the proponents chose to speak, Chair Doehle closed the hearing at 7:05 pm.

Chair Stan Doehle
Electoral Area B

Krista Gilbert
Planning Technician

Krista Gilbert

From: danny mackay [REDACTED]
Sent: January 24, 2020 12:44 PM
To: Krista Gilbert
Subject: bylaw amendment(jaffray/Barr)

As per our discussion today regarding this application I would like to put forth my concerns. Please note I have no concerns with what was explained to me by you, my only concerns would be any development or subdivision along Little Sand creek(which runs through my property). My concerns would be for water and sewage as all water Wells Ar shallow and could be in jeopardy, the creek on the loop side is made up of small acreage parcels the privacy & solitude along this strip is why I bought the property. I have no problems with Mr Barr and have found him a great neighbour, as stated at the start I have no problem with the application as was explained by you today and I am putting these concerns forward for the record.
thank you Danny Mackay/ 7314 jaffray loop road.