

Public Hearing Report – Bylaw Nos. 3334 & 3335 Westside / 1129759 Alberta Ltd

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. 3334 cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd)” and Bylaw No. 3335 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd)” was held on June 24, 2025 at 6:00 pm at the Columbia Valley Chamber of Commerce.

The following Regional District representatives attended the public hearing:

Director Susan Clovechok, Electoral Area F
Director Allen Miller, District of Invermere
Tracy Van de Wiel, Planning Technician 2

The notice for the hearing was published in the June 19, 2025 issue of the Columbia Valley Pioneer. Notices were sent to six (6) adjacent property owners on May 20, 2025 by regular mail with one notice returned as undeliverable.

Staff read bylaw introduction notes before the hearing and there was a question and answer period before the hearing. Chair Clovechok convened the hearing at 6:34 pm and Regional District representatives were introduced.

Chair Clovechok advised those in attendance:

- to identify themselves and the property they own that may be affected by the Bylaws;
- 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. 3334 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd).”
2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District Plan NEP88930, are amended from RR, Rural Resource and WP, Watershed Protection, to SH, Small Holdings, OSRT, Open Space Recreation and Trails, and WP, Watershed Protection.

Bylaw No. 3335 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd).”

2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District, Plan NEP88930, are amended from A-1, Rural Resource Zone to SH-2, Small Holding Semi-Rural Zone and P-2, Parks and Open Space 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 July 11, 2025 meeting. Staff also advised that there's been an additional commitment made by the proponent. The proponent has offered to provide a 3-season emergency egress route (approximate location shown on attached email from Agent), and the route must be provided to the satisfaction of the RDEK. This new commitment will be added to the list of covenants required for the development.

Staff advised that fifty (50) written submissions were received prior to the public hearing. One (1) letter expresses concerns and forty-nine (49) letters express support for the application. (All letters are attached).

Generally speaking, the concerns expressed are related to the capability of Johnston Road to handle the increased usage due to both it's poor construction standard with poor road substrate and the environmental impact that would be caused by upgrading it because it is directly adjacent to Abel Creek, which is a sensitive fish-bearing stream. The letter of concern requests that an alternate access be found and it offers three options for consideration by the proponent.

Generally speaking, the support letters (signed by 56 people) state they support the proposal because it aligns with the OCP, it dedicates over 58% of the land for conservation and recreation purposes, offers wildfire mitigation, it offers good wildlife protection areas, and it provides a type of development that the area needs and will offer lifestyle appeal. Many of the support letters state that the development will fill a housing need by offering a desirable product.

Several members of the public and the proponent's agent attended the hearing and the following people spoke:

Heinz Stoll, 948 Potter Road – He said he lives directly beside the subject properties and he is not in support nor in opposition to the proposal. His main concern is the condition of Johnston Road itself. He said that this road gets a lot of traffic, including people from Castle Rock using the back road and it is not in good condition. He also said Fish & Wildlife has spent a lot of money restoring Abel Creek. He said the buyers in this subdivision will be money people and they'll have several cars per household and that he does not think Johnston Road can handle the increased traffic volume, which will also increase pressure on wildlife. He looked to the District of Invermere and pointed out that road maintenance will be their responsibility and they need to make sure they can handle it and that growth should be done in a controlled way. He said he's seen development go sideways and said that Panorama burned to the ground in the 1980s. He said development can run amuck easily.

Kevin Andruschuk, 4201 Coy Road – He said he came in support of the proposal. He submitted a letter of support but it was past the deadline, so he had to come in person. He said the proposed development is a good compromise between balancing residential development with wildlife corridors. He thanked the proponent's agent for addressing his past concerns with other Grizzly Ridge properties and for putting together proposals that exceed the OCP policies. He said the proponent developed a subdivision beside his property a few years ago and that they have been considerate and have upheld the commitments they made at that time.

Chair Clovechok called three times for comments and since no more members of the public nor the proponent chose to speak, Chair Clovechok adjourned the hearing at 6:44 pm.

Chair Susan Clovechok
Electoral Area F

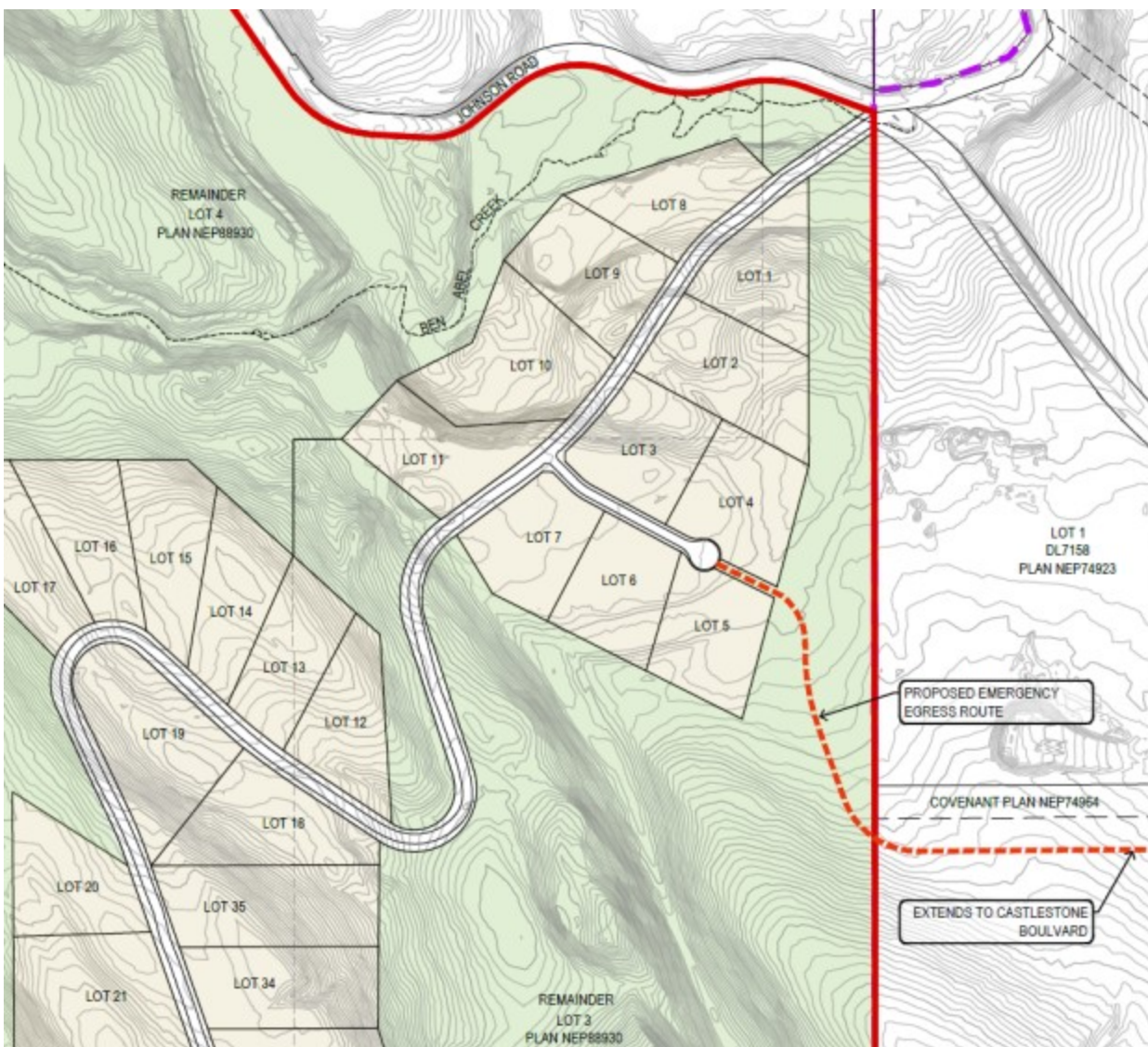
Tracy Van de Wiel
Planning Technician 2

Tracy Van de Wiel

From: Richard Haworth [REDACTED] >
Sent: Monday, June 23, 2025 1:18 PM
To: Tracy Van de Wiel
Cc: Susan Clovechok
Subject: Goldie Creek Estates Zoning

Tracy,

As follow-up to our call and to formalize the statements we made at the May 2025 RDEK Planning Committee meeting, we are in agreement to provide an emergency access route from the subject property to CastleRock Estates as shown below, or a comparable emergency access route acceptable to the RDEK.



Thanks,
Richard Haworth

Tracy Van de Wiel

From: [REDACTED]
Sent: Friday, June 13, 2025 4:48 PM
To: Tracy Van de Wiel
Cc: 'Rory Hromadnik'; 'Ellen Kelly'; 'Heinz Drews'; [REDACTED]; [REDACTED];
'Andrea Sakamoto'; 'Larissa Dutcher'
Subject: Johnston Road Invermere

Good afternoon Tracy, I received your contact information through the District of Invermere.

It's come to my attention that Grizzly Ridge Properties is proposing a 35 lot subdivision in an area west of Castlerock, Invermere.

I am concerned that they may plan to access this new development using Johnston Road. I have lived on the lower part of Johnston Road for the past 26 years.

The subdivision is administered through the RDEK I believe. The lower part of Johnston Road is under the control of and management of the District of Invermere.

Johnston Road is a poorly constructed narrow road in very close proximity to Abel Creek, a fish bearing stream. The road in it's current state is not suitable for increased traffic flow. Access to the 35 lot subdivision should not be via Johnston Road for many reasons. A quick review of users on Johnston Road below the proposed subdivision access towards town, I estimate that the density the road services will go from 15 homes to 50 homes – this represents an increased traffic load of 233% from the proposed subdivision.

Increasing traffic density has detrimental impacts on:

User Safety: the narrow, windy road has poor sight lines and is one lane in many locations. Safety concerns with regard to both vehicular traffic, pedestrian and bicycles are all of concern.

Environmental Impact: the road is literally immediate adjacent to Abel Creek, a fish bearing stream. In fact, the creek acts as the only ditchline for this road resulting in road sediment continually flowing into the creek.

Increased use will require expanded maintenance activity and enlarged sedimentation into the stream is imminent.

Poor Road Substrate: Johnston Road is an old traditional road not built to a standard necessary for a main public thoroughfare. Spring conditions which typically last from March through to late May annually create uneven muddy surfaces reducing the active usable road width reducing traffic flow. There are no ditches or the presence of appropriate subgrade. Upgrade improvements to Johnston Road would not make sense (and most likely could not be economical) due to the proximity of the stream in a narrow constrained area where the current road exists.

I would like to request that a separate, more suitable, long term access route is created for this area west of Castlerock. The developer holds many large tracks of land that do provide multiple options for the creation of a new access road as an alternative to Johnston Road:

1. Accessing the Westside Road to the southeast, or
2. Accessing the Pineridge area (within the DOI) to the north, or
3. Tie into the Castlerock road system to the east.

All of these options present a safer, more practicable long term road with significantly lower risks to Abel Creek.

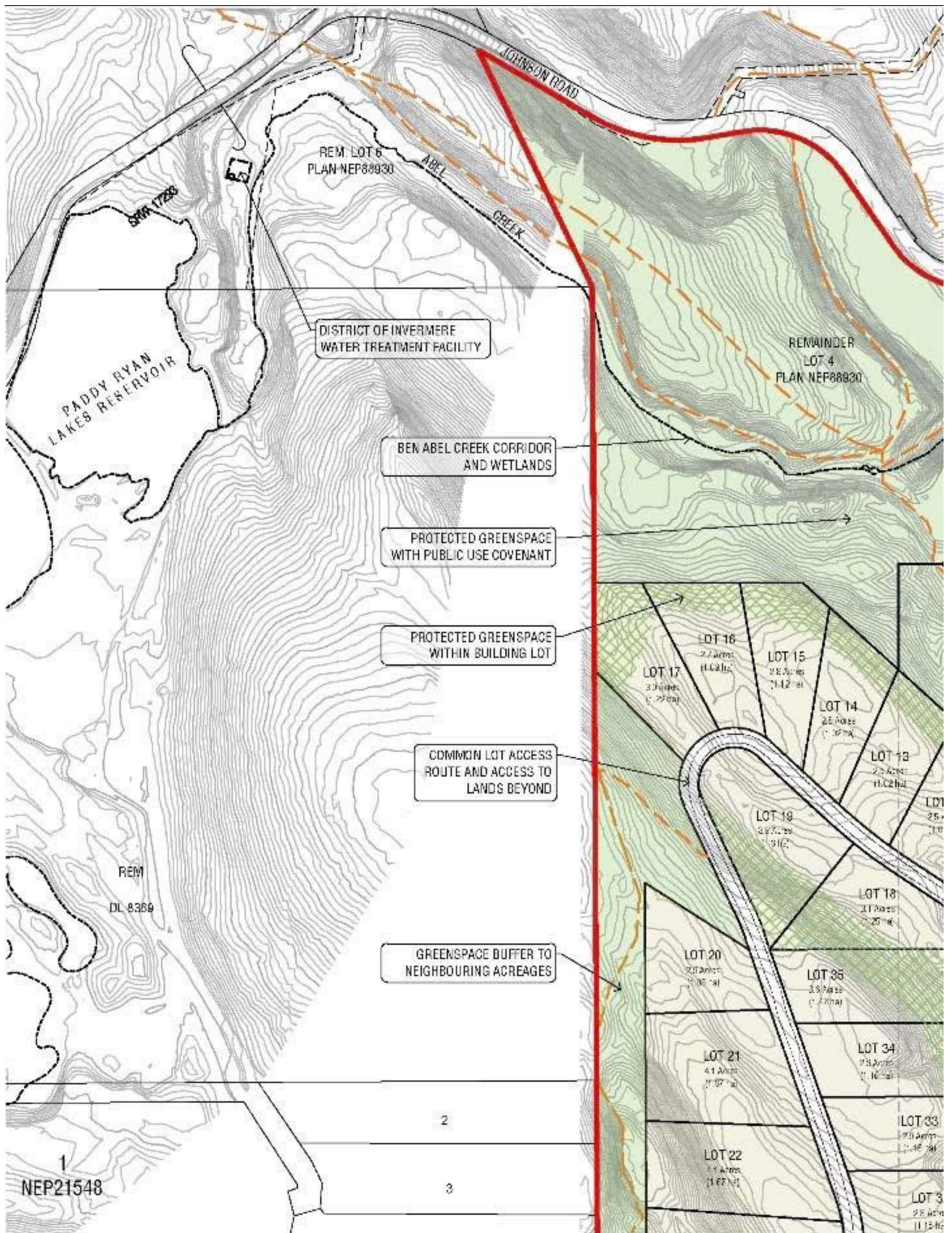
Thanks for your time. I look forward to your response. It could be that Johnston Road will not be used but this has not been indicated anywhere I have seen in the developers literature and their map does have the traffic flowing onto Johnston Road.

Greg DuBois

1630-1 Johnston Road
Invermere



Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.



Greg DuBois, RPF
President



#1 1630 Johnston Rd | Invermere, BC

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC VIC 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:
Name: Dave and Lori Allan
Address: 2615 Lakeview Rise, Invermere BC [REDACTED]

Subject: **Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

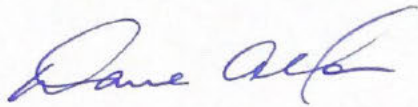
We are writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for our support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

As permanent residents of Castle Rock Estates, we look forward to the development of the Goldie Creek subdivision.

Regards,

A handwritten signature in blue ink, appearing to read "Dave Allan".

Dave and Lori Allan



To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: MYRON BECKER

Address: 2623 BREWER RIDGE RISE
INVERMERE, BC.
[REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

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-

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
 8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
 9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.
-

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Angela Body

Address: 4888 Wills Road, Fairmont Hot Springs, BC, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Angela Body
June 19, 2025

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Richard Brost

Address: unit 23 1492 Akiskinook Rd Invermere BC [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.

Thanks for your time.

Rick

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Joe Cissell

Address: 605-7337 Prospector Ave, Radium Hot Springs, BC

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.
10. We left Canmore due to irresponsible development and corruption. This is the type of development we support.

Tracy Van de Wiel

From: Ron Deyholos [REDACTED]
Sent: Monday, June 23, 2025 6:58 AM
To: Tracy Van de Wiel
Cc: michelle D
Subject: Support for Proposed Goldie Creek Development (Bylaws 3334 and 3335)

To: Regional District of East Kootenay (RDEK)
Attention: Tracy Van De Wiel, Planner

From: Ron and Michele Deyholos
Address: 4810 Hollander Creek Ridge Road Invermere, BC, [REDACTED]

Michelle and I are making this submission in support of the development application made by Grizzly Ridge Properties (GRP). We have reviewed a considerable amount of information regarding the proposed subdivision and we are in support of the proposed development for the following reasons:

-we believe there are a number of residents who would be interested in larger acreage lots within the Invermere area (particularly in a planned development); -the proposed development appears to have regard to the requirements of the Lake Windermere Official Community Plan; -the dedication of almost 60% of the lands for conservation and recreation is an appealing aspect of the development; -the retention of current trails and potential for new trails is also appealing to us; -the proposed residential development would likely mitigate wildfire risk (reduces flammable undergrowth); and -we very much like that the intention of the proposed development is to price lots so that they are accessible to local residents.

Again, this submission is in support of GRP's proposed Goldie Creek Development.

Ron Deyholos
Michelle Deyholos

To:

Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planning Technician

Subject: Support for Proposed Goldie Creek Development –
Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

The proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

In light of these factors, support is given for the advancement of this application.

Sincerely,

A handwritten signature in black ink, reading 'C Dimakis' in a cursive script.

Constantinos Dimakis

June 23, 2025

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: R.Barrett Gervan, Kaila Hoar, Robert Nixon, Sophie Nixon

Address: 603 – 2116 Panorama Dr, Panorama, BC

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

We are all new owners, individually registered on title for a new unit in Panorama. We are collectively writing the RDEK in support this application.

We recently purchased a property in Panorama for part time use and vacation rentals. However, the properties in Goldie Creek are of great interest to us as well as the property type (small acreage near town) is exactly what we are looking for to build a vacation home for personal use. Barrett and Kaila live in Calgary are also considering moving to Invermere to raise their children there and consider these properties highly desirable.

Additionally, we support this application because Grizzly Ridge Properties has done an excellent job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The additional reasons for our support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of significant green space and trails
3. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.

4. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
5. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Sincerely,

Barrett Gervan

Kaila Hoar

Robert Nixon

Sophie Nixon

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Lindsay Golding

Address: 2605 Lakeview Rise, Invermere, BC, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Retention of the bulk of the existing trail system and potential for new trails to be developed.
2. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
3. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
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I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Sincerely,



Lindsay Golding

Tracy Van de Wiel

From: brent harris [REDACTED]
Sent: Sunday, June 22, 2025 10:59 AM
To: Tracy Van de Wiel
Subject: Goldie Creek Development

To:
Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planning Technician

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I'm writing to express support for the proposed Goldie Creek development under Bylaws 3334 and 3335. This proposal reflects a thoughtful approach to growth, with a strong focus on land stewardship, housing diversity, and community benefit.

Grizzly Ridge Properties has taken meaningful steps to engage with the public - providing information, answering questions, and maintaining an open dialogue. Their transparency throughout the process has helped clarify the intent and long-term vision of this development.

Goldie Creek presents an opportunity to create large-lot housing while protecting the majority of the land as greenspace. With the majority of the area being dedicated to conservation and recreational use, including expanded access to existing trails, the plan offers a balanced and respectful approach to land use.

By protecting sensitive areas like Abel Creek and maintaining space for wildlife corridors, the proposal demonstrates a strong commitment to environmental responsibility. It also helps address the ongoing need for housing options that support long-term livability, safety, and sustainability.

Importantly, the project has been designed to minimize strain on existing infrastructure. Each lot will be independently serviced with its own water and septic systems, reducing pressure on municipal resources. Roads will meet provincial standards and support safe access for residents and emergency services alike.

This project offers a practical, well-considered solution to local housing needs while enhancing public access to nature. I encourage the RDEK to consider its many merits and support its advancement.

Sincerely,
Brent J Harris

June 22, 2025

Sent from my iPad

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From: Name: Joshua Ho
Address: 2611 Lakeview Rise, Invermere, BC [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.



Recoverable Signature

X

Joshua Ho

Joshua Ho

Signed by: trust_85fd933a-c2af-42d5-a72e-646cd7a81f4d

Tracy Van de Wiel

From: Mark Jakos [REDACTED]
Sent: Monday, June 23, 2025 7:37 AM
To: Tracy Van de Wiel
Subject: Support Bylaw No 3334 - 3335 Westside

Hello Tracy,

I'm writing in support of the Bylaw Amendments No. 3334 - 3335 - Westside. The larger lots within proximity of downtown Invermere are very appealing.

The amount of land proposed as park space for hiking and biking trails would be a great benefit to the community in general. This is a gem of a property and having public access to the green spaces would be amazing.

Sincerely,

Mark Jakos
Windermere, BC

Tracy Van de Wiel

From: Edward Lloyd Jones [REDACTED]
Sent: Monday, June 23, 2025 7:58 PM
To: Tracy Van de Wiel
Cc: info@grizzlyridge.ca
Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

The proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

My wife and I have been wanting to move to Invermere for some time now but there is simply nothing available.

In light of these factors, support is given for the advancement of this application.

Sincerely,

Edward Lloyd Jones



Date: 23-06-2025

--

Kind Regards,

Edward Lloyd Jones, CCA, CCSC
President

[REDACTED]

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name:

Jason Juell

Address:

7553 Revelstoke Avenue [REDACTED]

Radium Hot Springs, BC
[REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

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5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you for your time

Jason Juell

Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner

June 19, 2025

Subject: Letter of Support – Proposed Goldie Creek Development (Bylaw 3334 & Bylaw 3335)

Dear Ms. Van de Wiel,

I am writing to express my support for the proposed Goldie Creek development and the associated Bylaw amendments 3334 and 3335. I have had the opportunity to review information made available by Grizzly Ridge Properties and have appreciated their willingness to engage with the public and transparently address questions.

In my view, this application is thoughtful in its approach and presents a development concept that aligns with both community values and responsible land use planning. My support is based on the following considerations:

- **Alignment with the Lake Windermere OCP:** The proposal adheres to the vision set out in the Official Community Plan by incorporating large tracts of protected green space and limiting density in a way that maintains the rural character of the area.
- **Conservation and Recreation Commitment:** Over half of the land base is being preserved for environmental and recreational purposes. This includes the continued use of trails and the opportunity for expanded public access in cooperation with local stewardship organizations.
- **Environmental Sensitivity:** The plan has taken care to identify and protect critical natural features, such as wildlife corridors and the Abel Creek riparian zones, ensuring ecological integrity is maintained.
- **Wildfire Mitigation Measures:** By integrating best practices for fire-smart design, including defensible space, materials selection, and interface planning, this development adds resilience to nearby communities and reduces wildfire risk overall.
- **Support for Local Housing Needs:** The development proposes larger acreages that reflect current demand, particularly from residents seeking a balance between space, nature, and accessibility to the Invermere area. These lots represent a niche that is not well served in the current housing inventory.

I believe the Goldie Creek proposal represents a responsible and well-considered addition to the community. It offers a balanced approach to growth while respecting the environmental and social context of the region. I fully support the initiative and encourage the RDEK to move forward with the approval of Bylaws 3334 and 3335.

Sincerely,
Lianne Lang
23 640 Upper Lakeview Road, Invermere, BC
[REDACTED]

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Rob Lukacs

Address: 338220 Panima Close W, Foothills, AB, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Brooke MacGreggor

Address: 5-1070 Highway 93/95

Invermere, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. I am currently looking to purchase land to build a home for my growing family. I like the location and suggested lot sizes of Goldie Creek.
2. I support Grizzly Ridge Properties and their plans.

Thanks,

Brooke MacGreggor

Commented [BG1]: Please fill out name and your address in Columbia Valley

Commented [BG2]: Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –

From:

Commented [BG1]:

Name: Rob McIntosh

Address: 30 10th Ave, Invermere, BC.

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing in support of Grizzly Properties and the development of the following land for the following reasons:-

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –

From:

Commented [BG1]:

Name: Paul and Brenda McIntosh

Address: 2583 Sandstone Manor, Invermere, BC.

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing in support of Grizzly Properties and the development of the following land for the following reasons:-

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Montanna McLaren

Address: 20401 Yonge Street, Holland Landing ON, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Jackie Miller

Address: 29A Wolf Cres
Invermere, BC



Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. I support Grizzly Ridge properties and what they have planned to do. I think it'll be a huge asset to the Columbia Valley and people who are currently looking for affordable lots that aren't in the middle of town.
2. Their beliefs and plans are awesome

Thanks,

Jackie Miller

Commented [BG1]: Please fill out name and your address in Columbia Valley

Commented [BG2]: Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

Tracy Van de Wiel

From: Terence Miranda [REDACTED]
Sent: Thursday, June 19, 2025 10:44 PM
To: Tracy Van de Wiel
Subject: Support for Goldie Creek Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

To whom it may concern,

We are a family of 4 and have been considering moving to the Windermere Valley. We are looking to build a house on a small acreage.

We came across Goldie Creek Estates and really like the size of the lots, the location, and the abundance of park space.

We are therefore in support of bylaw 3334 and 3335.

Sincerely,

Terence Miranda

Sent from my iPhone

Tracy Van de Wiel

From: Jason Molnar [REDACTED]
Sent: Monday, June 16, 2025 3:55 PM
To: Tracy Van de Wiel
Cc: info@grizzlyridge.ca
Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my support for the proposed Goldie Creek Development under Bylaw 3334 and Bylaw 3335. After reviewing the information provided by Grizzly Ridge Properties, I believe this development offers thoughtful planning that aligns with the needs and values of our community.

Several key aspects of the proposal particularly stand out:

- **Conservation and Recreation:** Over 58% of the land is being dedicated to conservation and recreation, ensuring lasting green space and natural areas.
- **Trail System Preservation:** The plan retains the existing trail system and presents potential for new trails, which will enhance public access to outdoor activities in the Columbia Valley.
- **Wildlife and Environmental Protection:** The proposal includes thoughtful protection of wildlife corridors and environmentally sensitive areas, such as Abel Creek.
- **Responsible Residential Development:** The inclusion of architectural controls and fire interface clearing efforts will help protect both new and existing developments, including the CastleRock area and the District of Invermere.
- **Lifestyle and Community Appeal:** Larger acreage lots west of the lake will meet demand for high-quality residential options with lifestyle appeal.
- **Wildfire Risk Mitigation:** The use of fire-resistant materials and community layout will reduce wildfire risk by limiting flammable undergrowth and enhancing fire breaks.
- **Housing Needs:** This project addresses the shortage of affordable, desirable housing options for locals in a well-chosen location.

Overall, I support the intentions of Grizzly Ridge Properties and commend the positive contributions they are aiming to make in the community. I encourage the RDEK to move forward with this zoning amendment.

Sincerely,

Jason Molnar
2608 Lakeview Rise
Invermere BC

Tracy Van de Wiel

From: Bert Lockhart [REDACTED]
Sent: Wednesday, June 18, 2025 3:01 PM
To: Tracy Van de Wiel
Subject: Fw: Proposed Goldie Creek Development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

From: Todd Oberg [REDACTED]
Sent: Saturday, June 14, 2025 6:14 PM
To: tvanderwiel@rdek.bc.ca <tvanderwiel@rdek.bc.ca>; [REDACTED]
Subject: Proposed Goldie Creek Development

I am writing the RDEK in support of this application. Bylaw 3334 and bylaw 3335. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application.

I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you
Todd Oberg
2625 Brewer Ridge Rise
Invermere BC
[REDACTED]

June 17, 2025

To: Tracy Van de Wiel, Planner

Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8

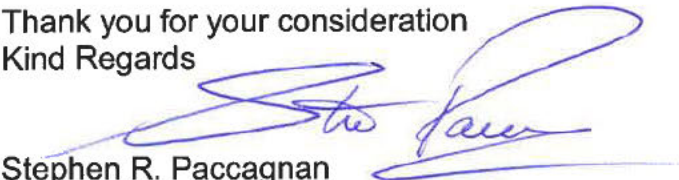

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you for your consideration
Kind Regards


Stephen R. Paccagnan
2582 Sandstone Circle
Invermere, BC


Personal information has been withheld in
accordance with section 22(1) of the *Freedom
of Information and Protection of Privacy Act*.

Tracy Van de Wiel

From: Przemyslaw Misiakiewicz [REDACTED]
Sent: Saturday, June 21, 2025 2:31 PM
To: Tracy Van de Wiel
Subject: Support for proposed Goldie creek development bylaw 3334 and bylaw 3335

Hi

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Prodosed development meets with requirements of the Take Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

Wildfire Risk Mitigation - residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

Housing Needs - desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.

9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Best regards
Misiek

To: Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Amber Purdy

Address: 979 copper point way, Invermere B.C. [REDACTED]

Subject: Support for Proposed Goldie Creek Development Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support of this application. Grizzly Ridge Properties has done an excellent job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake. I am born and raised in Invermere, B.C. This development is exactly what my family has been looking for to build our forever home.
4. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location. I am a small business owner in Invermere, B.C and I employ a local team of individuals who are looking for affordable living options like this development.
5. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Amber Purdy

Tracy Van de Wiel

From: Brendan Reece [REDACTED]
Sent: Saturday, June 21, 2025 4:45 PM
To: Tracy Van de Wiel
Subject: "Support for Proposed Goldie Creek Development - Bylaw 3334 and Bylaw 3335"

I cast my support for this development as a local of the Invermere area.

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Taylor Reynolds

Address: 201-7337 Prospector Ave
Radium Hot Springs, BC



Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.

Commented [BG1]: Please fill out name and your address in Columbia Valley

Commented [BG2]: Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thanks,

Taylor Reynolds

Tracy Van de Wiel

From: Perry Robinson [REDACTED]
Sent: Friday, June 13, 2025 4:33 PM
To: Tracy Van de Wiel; info@grizzlyridge.ca
Subject: Goldie Creek Estates

To: Regional District of East Kootenay ("RDEK")

19 - 24th Avenue South
Cranbrook, BC V1C 3H8

Attn: Tracy Van de Wiel, Planner –

EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Perry Robinson

Address: 1824 14 ave invermere BC [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows.

Dedication of over 58% of the lands for conservation and recreation. I would like to be able to give my kids the type of upbringing that allows them to learn from the land they were raised on.

Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake. I would like to be able to remain a local instead of searching elsewhere in order to facilitate my families needs.

I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thankyou,

Perry Robinson

To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner

From:

Name: Mike Ross

Address: 4869 Ridge Close, Windermere, BC

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
3. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

Sincerely,



Mike Ross

Commented [BG1]: Please fill out name and your address in Columbia Valley

Commented [BG2]: Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:
Name: Laurie Ruault & Darcy Seel

Address: 3419 Toby Creek Road, Invermere, BC [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application.

The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Tracy Van de Wiel

From: Christine Scott [REDACTED]
Sent: Monday, June 23, 2025 2:05 PM
To: Tracy Van de Wiel
Subject: Fwd: Westside Public Hearing

Begin forwarded message:

From: Christine Scott [REDACTED]
Subject: Westside Public Hearing
Date: June 23, 2025 at 2:03:33 PM MDT
To: tvandewiel@rdeck.bc.ca

I live on Johnston Rd. And I am in support of this development. Any chance that the road behind Pine Ridge and Westridge might be extended? Johnston Rd is in poor condition most of the time, it has tons of recreational traffic (runners, walkers, dogs, kids, bikes) that are hard to see due to blind corners, the edges of the road are falling into the creek, and the clay base makes it a rough road - closing this road to local traffic only and opening up an alternate route might be a good idea.

Christine Scott
4091 Johnston Rd.
Invermere, B

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

From: Reece Shular and Lindsay Golding
2605 Lakeview Rise
Invermere, BC [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. We feel the proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
4. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
5. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in/near our community.

Thank you,

Reece Shular and Lindsay Golding

CastleRock Community Residents

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Sonja Smith

Address: 4925 20A Street SW, Calgary, Alberta [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Sonja K. Smith

Sonja K. Smith

June 18, 2025

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Stanley T. Smith

Address: 4897 Timber Way, Invermere BC, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Tracy Van de Wiel

From: Bruno Solaja <[REDACTED]>
Sent: Monday, June 23, 2025 10:52 AM
To: Tracy Van de Wiel; info@grizzlyridge.ca
Subject: Please Support the Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my strong support for the proposed Goldie Creek development as outlined in Bylaws 3334 and 3335.

My family and I have been actively searching for a home in the Invermere area for several years, but the limited availability of quality housing options has made this an increasingly difficult goal to achieve. The Goldie Creek proposal offers a thoughtful and well-planned solution to this challenge by expanding rural residential opportunities in a manner that is both sustainable and respectful of the surrounding environment.

What stands out about this development is its clear commitment to responsible growth. The plan prioritizes environmental stewardship through the preservation of significant open space and recreational areas, while also integrating natural features and trail networks that will enhance community access and enjoyment. This approach not only supports current land use goals but also aligns with long-term planning objectives that value both livability and conservation.

Additionally, the proposal demonstrates foresight in addressing infrastructure needs and ensuring compatibility with the character of the region. It strikes a commendable balance between creating much-needed housing and protecting the natural beauty that makes Invermere such a desirable place to live.

In view of these considerations, I fully support the advancement of this application and urge its approval.

Sincerely,

Bruno Solaja

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Ilija Stankovski

Address: 121 Westridge Dr, Invermere, BC, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
4. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

To: Regional District of East Kootenay (“RDEK”)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Paulina Stankovski

Address: 121 Westridge Dr, Invermere, BC, [REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
4. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Tracy Van de Wiel

From: Grant Stapon [REDACTED]
Sent: Tuesday, June 17, 2025 5:04 PM
To: Tracy Van de Wiel
Subject: Goldie Creek Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear All

I have been in Timber Ridge for almost 40 years and have been a board member of the community.

I very much support the Goldie Creek development sponsored by Grizzly Ridge. It will not likely have much impact on Lake Windermere and will be an asset attracting a fine populace to the valley.

Best regards.

Grant N. Stapon K.C., Partner
National Commercial Litigation, [REDACTED]
[REDACTED] | [REDACTED]
[REDACTED]



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[REDACTED]

Tracy Van de Wiel

From: Andrea Steeves [REDACTED] >
Sent: Saturday, June 21, 2025 11:36 AM
To: info@grizzlyridge.ca; Tracy Van de Wiel
Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

To:
Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner

Date: June 21, 2025

Dear Ms. Van de Wiel,

I am writing to express my support for the proposed Goldie Creek development under Bylaws 3334 and 3335. Grizzly Ridge Properties has made a sincere effort to communicate openly with the public throughout this process, offering information through digital channels and taking the time to meet with interested community members in person. Their transparency and willingness to engage has helped clarify the intent behind the project and foster confidence in their vision.

What strikes me most about this proposal is its alignment with the Lake Windermere Official Community Plan. It strikes a thoughtful balance between low-density development and the preservation of natural land. With over 58% of the property being dedicated to conservation and recreation, this development sets a positive precedent for how growth can be managed responsibly while still respecting the land and its long-term value to the community.

The proposed retention of existing trails and the opportunity to expand on the trail network - through partnerships with organizations such as Columbia Valley Greenways, the Columbia Valley Cycling Society, Toby Creek Nordic Ski Club, and Summit Trail Maker's Society - demonstrates a collaborative and future-minded approach. The protection of sensitive environmental areas, including the Abel Creek corridor, further reflects the developer's commitment to ecological integrity.

Additionally, the plan includes fire interface clearing and architectural controls that will benefit both the development and surrounding areas, including CastleRock and the District of Invermere. This proactive wildfire mitigation strategy is essential in our region and contributes to the broader safety of the community.

There is also a clear and growing demand for larger, private acreage lots on the west side of the lake - something this project addresses in a meaningful and responsible way. Beyond the lifestyle appeal, these lots offer an undersupplied housing option that is both desirable and attainable for local residents.

Ultimately, I believe this is the right project in the right place, led by the right people. Grizzly Ridge Properties has demonstrated not only a deep respect for the land but also a genuine desire to build something of lasting value for the Columbia Valley.

I fully support their efforts and encourage the RDEK to do the same.

Sincerely,

Andrea Steeves
2275 Kootenay Number 3 Rd
Windermere, BC [REDACTED]

Personal information has been withheld in
accordance with section 22(1) of the *Freedom
of Information and Protection of Privacy Act*.

Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planning Technician

Subject: Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

I live in Toronto and am looking at a new rural residential development to move into. I would like to be not only close to a town, but far enough away to enjoy a property that is larger than standard city lots. Currently, there are no comparable choices around Invermere that fully address my needs. The proposed Goldie Creek Development will meet my objectives in my hunt for my future home.

One selling point of the proposed development is the amount of land allocated for open space. Along with that, being close to the various recreational facilities around East Kootenay and the recreational lot that is incorporated in the proposed development, will provide us with many outdoor activities to enjoy. Having preserved natural areas and trails, delivers activities that I can't easily access today. Furthermore, from talking to the developers, they are committed to maintaining an environmentally friendly residential acreage that is attractive to my wife and me.

As a result, I would like to express my support for the prompt advancement of this application.

Sincerely,

Signature: 

Date: June 22/25

Tracy Van de Wiel

From: Jason Strauss [REDACTED]
Sent: Monday, June 23, 2025 10:36 AM
To: Tracy Van de Wiel; info@grizzlyridge.ca
Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Sending this at the request of Chad and Andrea.

To:
Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planning Technician

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my strong support for the proposed Goldie Creek development under Bylaws 3334 and 3335. This project represents a forward-thinking approach to growth—one that prioritizes environmental stewardship, housing diversity, and community well-being. As someone considering relocating to Invermere, I am encouraged by developments like this that strike a careful balance between thoughtful expansion and the preservation of the natural beauty that makes the region so desirable.

Grizzly Ridge Properties has demonstrated commendable engagement throughout the planning process, offering transparency, addressing public questions, and fostering open dialogue. Their commitment to clarity and collaboration reflects a genuine respect for community input and long-term vision.

The Goldie Creek proposal aligns with the needs of both current and future residents by providing large-lot housing while dedicating the majority of the land to greenspace, conservation, and recreational use. The protection of sensitive areas like Abel Creek and the inclusion of wildlife corridors highlight the project's environmental responsibility. Additionally, the expansion of trail access enhances public enjoyment of the area, further enriching the community.

Crucially, the development has been designed to minimize infrastructure strain, with independently serviced lots and roads meeting provincial standards. This ensures sustainability while addressing the growing demand for housing—a key factor for those, like myself, who are drawn to the area for its livability and natural appeal.

Projects like this not only meet immediate housing needs but also encourage relocation by offering a high quality of life, sustainable design, and access to nature. I urge the RDEK to recognize the many benefits of this proposal and support its advancement.

Sincerely,
Jason Strauss
June 22, 2025

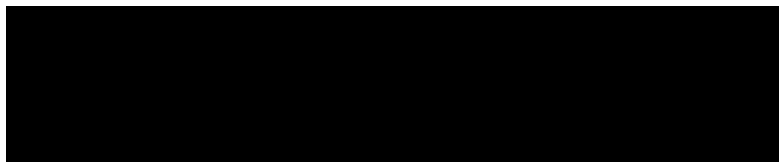
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Cheers,

Jason Strauss
Designer & Developer



Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.



To: Regional District of East Kootenay ("RDEK")
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner –
EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

From:

Name: Cameron Travis

Address: 201-7337 Prospector Ave
Radium Hot Springs, BC
[REDACTED]

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.

Commented [BG1]: Please fill out name and your address in Columbia Valley

Commented [BG2]: Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thanks,

Cameron Travis

Tracy Van de Wiel

From: Leif Undseth [REDACTED] >
Sent: Monday, June 23, 2025 7:39 AM
To: Tracy Van de Wiel
Cc: info@grizzlyridge.ca
Subject: Goldie Creek Development - Support

To Whom It May Concern,

I'm writing in support of the Goldie Creek Development.

I believe there's a real need for more housing in and around Invermere, and from what I've seen, this project looks like a good step forward and approaches that goal in the right way.

What stands out to me is that this development doesn't try to force high-density buildings into areas that don't make sense. It seems to respect the natural setting and the existing community, rather than just packing in as many units as possible. That kind of thoughtful planning matters, especially in a place like Invermere where people value nature and space. While keeping density out of the areas that long term residents have called home for so long.

Another thing I appreciate is that the developers are planning to build their own access roads and maintain trails within the project. That helps avoid putting extra strain on town infrastructure and keeps things flowing for everyone. It also shows they're thinking about the long-term impact, not just the short-term build. Including the fact they have provided access to many of these trails for years to the public to enjoy the space when it was just open forest.

I also think it's important that the people behind the project have an understanding and familiarity in the valley. They understand the area—not just in peak summer when it's busy, but in the quieter months too. That kind of local knowledge goes a long way when it comes to making the right choices for a project like this. It is also very much preferred to any alternative developer who may come in and

If there is proper follow through to the plans laid out in the proposal I think this could be a really positive addition to the community.

Thank you for your time and consideration!

Regards,

Leif Undseth

--

Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planner
Email: vandewiel@rdek.bc.ca & info@grizzlyridge.ca

Subject: Letter of Support – Goldie Creek Estates Development (Bylaw 3334 & Bylaw 3335)

Dear Ms. Van de Wiel,

On behalf of the Columbia Valley Greenways Trail Alliance Board of Directors, we are pleased to provide this letter in support of the proposed Goldie Creek Estates development and associated zoning and OCP amendments under Bylaws 3334 and 3335.

As an organization dedicated to the planning, development, and preservation of non-motorized trail networks and recreational green spaces throughout the Columbia Valley, we are encouraged by the approach Grizzly Ridge Properties has taken with this proposal. We have been engaged in early dialogue regarding trail connectivity, environmental stewardship, and public access, and we appreciate the open and constructive communication from the project proponents.

The following aspects of the proposal are particularly aligned with our mission:

- **Protection and Enhancement of Trail Systems:** The Goldie Creek plan incorporates the preservation of existing informal trail routes and presents opportunities to formalize and expand trail access in the area. The developer has expressed a willingness to work with local trail stewardship groups, including Greenways, to ensure connectivity and sustainable use of the lands.
- **Commitment to Public Access and Conservation:** With over 58% of the property being dedicated to green space and recreation, this development provides long-term public benefit and strengthens the community's access to nature. Such large-scale conservation within a private development is both commendable and rare.
- **Collaborative Approach to Land Use:** The willingness of the developer to consult with local non-profits and incorporate feedback into the land use vision is a positive example of inclusive planning. Their openness to formalizing trail easements and maintaining environmental corridors supports our collective efforts to balance recreation with ecosystem health.

We believe this development strikes an effective balance between responsible growth and ecological preservation. It supports broader goals for outdoor recreation, healthy living, and connected communities throughout the Columbia Valley.

For these reasons, we respectfully offer our support for Bylaws 3334 and 3335 and encourage the RDEK to approve the proposed amendments.

Sincerely,

Lyle Wilson, Chair and the Board of Directors - Columbia Valley Greenways Trail Alliance

Tracy Van de Wiel

From: ben wright [REDACTED]
Sent: Thursday, June 19, 2025 8:58 PM
To: Tracy Van de Wiel
Cc: Heather Waterous
Subject: Letter of support for proposed Goldie Creek Development - Bylaw 3334 and Bylaw 3335

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Hello,

I am writing to the RDEK in support of this application for Grizzly Ridge Properties, I feel Grizzly Ridge Properties have shared sufficient information to the community outlining their intentions both in person and electronically with regards to this development.

I have listed below the reasons I support this application.

- Proposed development meets the requirements of the lake Windermere official community plan, and plans to provide some more affordable acreage lots for local families.
- Proposed dedication of green spaces for recreation and conservation.
- Planned retention of existing multi-use trails that the Invermere community relies upon heavily for recreation. Given how many of the trails in the Columbia valley are on unsanctioned crown land or cross private land, this is a huge win for the community as a whole. Recreation is a key draw to our area.
- Proposed plan with 58% of lands dedicated to green space ensures protection of valuable and declining wildlife corridors, specifically the Abel creek riparian area.
- Residential development of the lands with proposed architectural controls will limit the available fuels for wildfires, this will help protect the existing communities of castle rock and Invermere.
- Proposed architectural controls would allow buyers to build a home that fits their lifestyle; maintaining property values while also allowing for more freedom to build to individual needs and preferences.

My partner and I have lived in Invermere for years and have been looking for an opportunity to build a long-term home for our family on a small acreage. We are also avid mountain bikers and runners. This proposal would not only provide lots in the ideal location, but grizzly ridge properties also shares our core values of preserving recreational access and protecting ecological areas for generations to come.

Kind regards,

Ben Wright & Heather Waterous

Sent from [Outlook for iOS](#)

Tracy Van de Wiel

From: Owen Yarocki [REDACTED]
Sent: Friday, June 13, 2025 4:25 PM
To: info@grizzlyridge.ca; Tracy Van de Wiel
Subject: Goldie creek estates

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

- 1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
- 2. Dedication of over 58% of the lands for conservation and recreation.
- 3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
- 4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
- 5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
- 6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

- 7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
- 8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.

*I believe in the Goldie creek estates project so local families can stay local and be able to enjoy their own little piece of heaven

-

Get [Outlook for iOS](#)

From the Desk of:

Tim Young

Regional District of East Kootenay (RDEK)
19 - 24th Avenue South
Cranbrook, BC V1C 3H8
Attn: Tracy Van de Wiel, Planning Technician

Personal information has been withheld in
accordance with section 22(1) of the *Freedom
of Information and Protection of Privacy Act*.

Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

As a frequent traveler in the area, this proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

In light of these factors, support is given for the advancement of this application.

Sincerely,

Tim Young

Tim Young
June 23, 2025