



SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT

PUBLIC HEARING MEETING

Report of the Public Hearing Meeting held in the Village of Masset Council Chambers in Masset at 6:00 p.m. on Thursday, April 14, 2016 to receive representation from all persons who deem their interests to be affected by the following proposed bylaws:

Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016 Graham Island Interim Zoning Amendment Bylaw No. 605, 2016

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| Present: | Chair, Area D Director Director, Village of Masset | M. Racz B. Pages |
| Also Present: | Chief Administrative Officer Deputy Corporate Officer Applicants | D. Chapman D. Fish Tow Hill Landshare Group: Nanamma Maughn Stuart Crawford Jennifer Chow Douglas Black Joanne Hager |
| | Members of the Public | 22 |

1. Call to Order

The Chair called the public hearing for the “Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016” and the “Graham Island Interim Zoning Amendment Bylaw No. 605, 2016” to order at 6:09 p.m.

2. Statement by the Chair on the Procedures of for Public Hearing

The Chair introduced himself, panel members and staff in attendance and stated the purpose of the hearing was to receive representation from all persons present who deemed their interests to be affected by the amendments to the Rural Graham Island Official Community Plan and Graham Island Interim Zoning Bylaws. Written submissions received at the Skeena-Queen Charlotte Regional District offices on or before 2:00 p.m. on April 14th, 2016 or presented in person at the hearing were read by staff during the meeting.

Those wishing to speak were each given an opportunity to be heard respecting matters related to the amendments, based on the following criteria:

- Speakers must present themselves at the table and sign the speakers list to be called upon;
- The speaker must identify herself/himself by full name and residential or business address;
- If the speaker wishes to read from a prepared statement, a copy must be provided to the Deputy Corporate Officer for reference;
- The Skeena-Queen Charlotte Regional District Panel representatives may ask questions for clarification. However, the meeting is not a question period where debate takes place.
- The Skeena-Queen Charlotte Regional District Panel representatives will not provide any comment on issues raised, but will be in attendance to listen to the comments presented.

The Chair then indicated that following the conclusion of the public hearing, the Skeena-Queen Charlotte Regional District Board may, without further notice or hearing, give whatever effect the Board believes proper to the representation made at this hearing.

3. Staff to Summarize Bylaw Process

The Deputy Corporate Officer provided a summary of the bylaw process for public in attendance at the meeting. The Deputy Corporate Officer's summary on the process indicated that, at present, both bylaws had been given first reading for further comment from the public at this scheduled public hearing. In the case of the zoning amendment bylaw, further approval from the Ministry of Transportation and Infrastructure will be sought following subsequent readings of the bylaw.

The Deputy Corporate Officer stated that, following the conclusion of the public hearing, no new information on the matter will be heard. The Deputy Corporate Officer concluded his remarks, indicating that a report of this public hearing would be provided to the Board of the Skeena-Queen Charlotte Regional District at its April 15, 2016 Regular meeting and that the Board, in its sole discretion, may choose whether or not to move forward with subsequent readings of the subject amendment bylaws.

4. Proponent Presentation

The proponents, specifically Ms. Maughn speaking on behalf of the Tow Hill Landshare Group, were given an opportunity to address the public with regard to the purpose of and need for the subject amendment bylaws.

The proponents stated that the zoning and official community plan bylaw amendments for Lot 2 and 3, Plan BCP 34824, DL 873, PID 027-455-688 & 027-455-696 were required to create seven small private lots through bare land strata and have the remainder of the property be commonly shared.

The current zoning of sites under consideration are R-1 - Rural and do not accommodate a landshare accommodation in Tow Hill. An OCP amendment is also required to reflect any approved zoning amendments.

5. Staff to Read Written Submissions

The Deputy Corporate Officer read aloud written submissions received by the public prior to 2:00 p.m. on Thursday, April 14, 2016 with regard to the "Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016" and the "Graham Island Interim Zoning Amendment Bylaw No. 605, 2016."

Broadly, the twelve (12) written submissions received in response to the public hearing were supportive of the proposed bylaw amendments and the Tow Hill Landshare Group's development plans, with the only concern noted:

Cameron Bell, 508 2nd Avenue, Queen Charlotte, dated April 13, 2016: The omission of agriculture from permitted uses in the proposed R-4 zone limits the residents from important opportunities to support themselves. Like other rural zones, R-4 should allow agriculture as both a commercial enterprise and/or lifestyle.

Written submissions, as outlined above, have been included as Attachment "A" of this report.

6. Call for Public Comment on the Proposed Bylaws

The Chair then called a first time for speakers, in order that they appear on the sign-in sheet, to speak for or against the proposed Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016 and/or the proposed Graham Island Interim Zoning Amendment Bylaw No. 605, 2016.

James Hiebert, Box 116, Masset

Mr. Hiebert stated that he is in support of the proposed amendment bylaws as he believes that the Tow Hill Landshare Group's development plans address two important issues in the community: economic diversity and the availability of affordable/quality housing.

Shelley Crack, 120 Eagle Rd., Masset

Ms. Crack stated that she is in support of the proposed amendment bylaws and the project.

Chris Ashurst, 378 Naikoon Pl., Tow Hill

Mr. Ashurst indicated that he is also a member of the Graham Island Advisory Planning Commission and that, amongst Commission members, the proposed bylaw amendments have been discussed informally.

Mr. Ashurst indicated that he is in support of the proposed amendment bylaws and the Tow Hill Landshare Group's development plans. Mr. Ashurst did raise concern with regard to the current change in zoning setting precedent for future zoning amendment requests of this type, which could also have further ramifications on property subdivision if not properly managed.

Alicia Embree, 304 1st Ave., Queen Charlotte

Ms. Embree indicated that she had been a part of the Tow Hill Landshare Group in past and that she is in support of the proposed amendment bylaws and the Tow Hill Landshare Group's development plans for Tow Hill.

Ms. Embree noted that Haida Gwaii loses to many residents due to a lack of affordable and quality housing.

Jenny Kellar, 9102 Tow Hill Rd., Masset

Ms. Kellar stated that she is supportive of the zoning and official community plan amendment bylaws.

Ian MacLean, Box 909, Masset

Mr. MacLean stated that he is supportive of the zoning and official community plan amendment bylaws.

Barb Sly, Box 936, Masset

Ms. Sly stated that she is supportive of the zoning and official community plan amendment bylaws. Ms. Sly did question how density is affected by growing families and questioned the Tow Hill Landshare Group as to whether or not this is something the group had considered.

Karen Duthie, Box 909, Masset

Ms. Duthie stated that she is supportive of the zoning and official community plan amendment bylaws.

Dominic Legault, Box 339, Masset

Mr. Legault stated that he is supportive of the zoning and official community plan

amendment bylaws and the Tow Hill Landshare Group's development plans in the community.

Peter Reynolds, Box 939, Masset

Mr. Reynolds stated that he and his wife are supportive of the zoning and official community plan amendment bylaws.

Elin Price, Box 188, Masset

Ms. Price stated that she is supportive of the zoning and official community plan amendment bylaws.

Colin Deari, 9550 Tow Hill Rd., Masset

Mr. Deari stated that he is supportive of the zoning and official community plan amendment bylaws.

Susanne Koenig, 584 Sangan Dr., Masset

Ms. Koenig stated that she is supportive of the zoning and official community plan amendment bylaws.

Collin Camire, 10456 Tow Hill Rd., Masset

Mr. Camire stated that he is supportive of the zoning and official community plan amendment bylaws and believes this is a great project.

Shannon Greenwood, 10456 Tow Hill Rd., Masset

Ms. Greenwood indicated that she is the next door neighbors of the subject property and that she is supportive of the amendment bylaws and the Tow Hill Landshare Group's project. Ms. Greenwood echo the concerns of Mr. Ashurst with respect to precedence.

Cal Westbrook, 9034 Tow Hill Rd., Masset

Mr. Westbrook stated that he is supportive of the zoning and official community plan amendment bylaws. Mr. Westbrook also noted that the project addresses the lack of quality/affordable housing in the community.

Marilyn Tovar, Tow Hill

Ms. Tovar stated that she is supportive of the zoning and official community plan amendment bylaws.

Meredith Adams, 16442 Tow Hill Rd., Masset

Ms. Adams stated that she is supportive of the zoning and official community plan amendment bylaws.

Randy Martin, Naikoon Pl. Tow Hill

Mr. Martin stated that he had no objection to the zoning and official community plan amendment bylaws.

The Chair then called a second time for speakers to speak for or against the proposed Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016 and/or the proposed Graham Island Interim Zoning Amendment Bylaw No. 605, 2016.

Chris Ashurst, 378 Naikoon Pl., Tow Hill

Mr. Ashurst questioned whether or not the Tow Hill Landshare Group had considered a scenario in which the group disbands and no longer wishes to participate in a landshare arrangement. Mr. Ashurst reiterated that he is supportive of the project.

The Chair then called a third and final time for speakers to speak for or against the proposed Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016 and/or the proposed Graham Island Interim Zoning Amendment Bylaw No. 605, 2016.

7. Proponent Response

Following the public question period, proponents were given the opportunity to address any unanswered questions of the public with regard to the subject amendment bylaws and development plans.

Ms. Maughan, speaking on behalf of the Tow Hill Landshare Group, indicated that, at present, the group is structured as a development corporation. As the project moves forward and it comes time, the group will become a strata corporation in which individuals in the group are able to maintain a certain level of individuality that would accommodate members of the group desiring to relocate or leave the strata corporation. Ms. Maughn noted that a Right of First Refusal provision would be incorporated into legal documents for the strata corporation.

With respect to concerns raised regarding precedence, Ms. Maughn stated that she believes this project sets a positive precedent for affordable and sustainable housing options in the community. Ms. Maughn stated that, if another project of this nature were to be proposed, the Skeena-Queen Charlotte Regional District would be responsible for the acceptance of any future zoning or official community plan amendment applications and that she hopes the same level of research and preparatory consultation would be undertaken under a similar project.

Ms. Maughn recognized that waterways and sewers are important and noted that a significant amount of engineering work has been undertaken on site to ensure that there are no adverse impacts to these structures.

Ms. Maughn stated that the current development plans include provision for seven family dwellings and an increase in family members would not increase density.

8. Closing Statement by the Chair

The Chair thanked the public for taking the opportunity to attend the public hearing and provide comment on the subject amendment bylaws.

There being no further input from the public, the public hearing was adjourned at 7:03 p.m.

Certified fair and correct:

Prepared by:

M. Racz
Chair

D. Chapman
Chief Administrative Officer