DISTRICT OF BARRIERE DRAFT MINUTES OF A PUBLIC HEARING & REGULAR COUNCIL MEETING Held on Tuesday, February 21, 2023 at 7:00pm in the Council Chambers at Municipal Ha

Held on Tuesday, February 21, 2023 at 7:00pm in the Council Chambers at Municipal Hall 4936 Barriere Town Road, Barriere, B.C.

"We acknowledge and respect the indígenous peoples of Simpcw First Nation within whose traditional lands we are meeting today."

Present:	Mayor Ward Stamer Councillor Rob Kerslake Councillor Donna Kibble Councillor Louise Lodge – <i>via Zoom</i> Councillor Colin McInnis
Regrets:	Councillor Judy Armstrong Councillor Scott Kershaw
Staff:	Bob Payette, Chief Administrative Officer Tasha Buchanan, Corporate Officer Ashley Wohlgemuth, Fire Chief

Mayor Stamer called the meeting to order at 7pm.

1. ADOPTION OF AGENDA

It was reported that due to a scheduling conflict, Cpl. Camalush (Agenda Item 5a) has rescheduled to appear in April.

Moved by Councillor Kerslake Seconded by Councillor Kibble That Council approve the February 21st, 2023 Regular Council Meeting & Public Hearing Agenda as amended.

CARRIED

2. PUBLIC HEARINGS

Moved by Councillor McInnis Seconded by Councillor Kerslake That Council recess the Regular Council Meeting and convene into a Public Hearing at 7:02pm.

CARRIED

A Public Hearing opening statement was read by the Mayor. There were approximately 30 members of the public in attendance.

a. <u>RZ-23-02 DoB - Zoning Bylaw No. 111, Amendment Bylaw No. 228</u>: to add a new, Residential Private (RP) Zone The Corporate Officer provided an overview of the rezoning application via the written staff report and noted that there has been no public comments received prior to the public hearing regarding this proposed zoning bylaw amendment.

It was reiterated that no property would be *assigned* this zone as it can only be applied through a rezoning application and bylaw amendment process.

The Mayor called three times for public comment and hearing none, declared the public hearing for this application, closed.

b. <u>RZ-22-06 Fan – Zoning Bylaw No. 111, Amendment Bylaw No. 225</u>: DL1570 from Small Holdings (SH) to Residential (R)

The Corporate Officer provided an overview of the rezoning application via the written staff report and all public comments received prior to the public hearing:

- In the week after December 5, 2022, referral packages were sent to the Ministry of Transportation, Simpcw First Nation, TNRD, Telus & BC Hydro. There have been no comment of objection received. The Interior Health Authority response is included in the public hearing package and notes general support of the application; however, notes that while only a minimum of 1 acre is required, a minimum of 2 acres is preferred if private wells are to be installed on each lot.
- K. Scott (via email): . "The proposed subdivision would allow lots 1 acre in size. I find this very exciting for Barriere and maybe for me personally as I consider sizing down."

The Corporate Officer reported that since the application submission and subsequent first reading, concerns were raised over whether or not the District has the capacity to accommodate such a development. The answer to that inquiry has been that the developer/owner would be responsible to provide private services for any proposed development and the development form would most likely be a bare land strata development. To further clarify this expectation, staff are now recommending that draft Bylaw No. 225 be amended to reflect a new Residential Private (RP) Zone which is being presented for final consideration at this February 21, 2023 Meeting. The new RP Zone would make it clear to any developer or potential purchaser, that while the additional density of 1 acre (or larger) lots is permitted, all lots must be privately serviced including water, wastewater, roads and streetlighting.

As per legislation, after the close of the public hearing (either the same day or at a later meeting), "a council or board may do one of the following:

- Adopt or defeat the bylaw
- Alter and then adopt the bylaw (as long as the changes don't alter use, or increase density or decrease density *without the consent of the landowner*)."

In this case, the District is in receipt of written consent of the landowner to amend the proposed bylaw to reflect the new Residential Private (RP) Zone as opposed to the original Residential (R) Zone.

Nola Kilmartin, a representative from the contracted engineering firm acquired by the applicant, made a power point presentation to Council and those in attendance (attached for public record). The Mayor inquired with Ms. Kilmartin if septic tank placement will be impacted by the slopes in various portions of the property. It was answered that a detailed slope report will be undertaken as part of the subdivision planning process. In answer to Councillor Kibble's question regarding planned lot sizes, Nola reported lots will range from 1-4 or 5 acres in size, depending on the topography. It was asked how many lots are planned should the zoning remain Small Holdings (SH), and it was answered that approximately 46 lots was the goal.

Public attendance comments (in person and electronic attendees) presented were as follows:

- <u>Chris Delaney of Voyeur Estates adjoining property owner</u> (via Zoom)– read through a
 written statement of objection to the application which was distributed to Council and will
 be attached to the minutes of this hearing for record. In brief summary, the response
 indicated an opinion that the increased density is not in line with the District's Official
 Community Plan, the municipality does not have the capacity to provide the necessary
 services for such a largely densified development, there isn't enough a housing market for
 that number of 1 acre parcels, and that due to a civil legal dispute between his company
 and the applicant, development can not begin until the dispute is resolved anyway.
- <u>Al Fortin of Barriere (via Zoom)</u> Will a new geotechnical assessment be undertaken? Ms. Kilmartin answered that yes, a new geotechnical assessment will be required in order to assess the smaller, minimum lot size which will be completed in the subdivision planning process.
- <u>Larry Sims of Glengrove Estates in Area 'O'</u> (in person) Noted a concern of the potential impact that the increased traffic will have on Dixon Creek Road and to the residents who live along that rural road.
- <u>Matt Robson of Kamloops</u> (in person) Stated that the District of Barriere has received 5 million dollars in response to its application for funding through the "Smart Cities / 15 Minute City" program and voiced strong opposition to the District's application to the program.

The Mayor informed Mr. Robson that this is a public hearing relating to the rezoning application for DL1570 on Dixon Creek Road and as his comments to not relate to the application, he was asked to reserve his inquiries for the Public Inquiry section of the Regular Council Meeting agenda after the public hearings have been closed. Mr. Robson disagreed that his comments are not related to the application and explained his belief that it is through rezoning and development application processes, that local governments are carrying out their agenda to seize private land from property owners and strip their residents of the freedom to leave their 15min zones through electronic tracking and monitoring devices.

The Mayor clarified that the District of Barriere has not received any funds under the program as the only application the District submitted, was in 2018 and that application was not successful. The Corporate Officer explained that in 2018, a resident had made the District aware of the new program and suggested a possible partnership with Simpcw First Nation. A public open house was held to garner public interest in the application and to gain ideas for possible projects. Trail connectivity was one of the District of Barriere's objectives in the program. The Corporate Officer reiterated that the District was not successful in the application and has not since applied under the program and has not had any plans to do so either. Mr. Robson, joined by many voices of those in attendance, voiced their belief that this was not true and the local government is lying since the map online shows Barriere as an applicant. It was reiterated that that map was from 2018 and shows those that applied in 2018. If one removes that layer of 2018 applicants, then Barriere is no longer shown on the map with the layers that remain showing finalists and winners. Mr. Robson argued that this is clearly a lie and demanded the Mayor tell the truth. The Mayor responded that he is telling the truth and since Mr. Robson insists on verbal outbursts and speaking out turn, that he leave. Mr. Robson refused.

- Jim Secord of Barriere (in person) Reported to Council that upon his inquiry a couple weeks ago with the Corporate Officer at the front desk regarding the District receiving 5 million dollars under the 15 minute City program, the Corporate Officer laughed in his face and called him "stupid" and "dumb". The Corporate Officer denied this accusation and Mr. Secord then stated the Corporate Officer needs to be imprisoned.
- <u>Suzanne Tureene of Vista Point (in person)</u> voiced strong opposition to the rezoning application due to her belief of the detrimental environmental and animal habitat impact that any development would have on that mountain. Suzanne cited osprey, badger, bear, deer and other wildlife habitats that would be destroyed with residential development on that property. She voiced that she is very much opposed to any amount of development, not just 1 acre lots, but 5 acre or even 10acre lots. She expressed to Council how strongly she felt of the truly negative impact that approval of this development would result. She urged Council to deny the rezoning.
- <u>Kathy Campbell of Barriere (in person)</u> that road will need to be surveyed as right now it can not support that increase in density. It was answered that the road will indeed be surveyed.
- <u>Bruce Scott of Barriere</u> (in person) demanded that Council suspend the discussion and debate of these rezoning applications in light of the Smart Cities controversy.

Several members of the public spoke without introduction and due to the volume in the room, the minute taker was unable to hear names or what comments were made by whom. The general tone heard was the belief that members of staff and Council were lying about the District's involvement and intentions under the program.

Due to the general discord and lack of order with raised voices and speaking out of turn, several members of Council, including Councillor Kibble, Councillor Lodge and the Mayor, called for a Point of Order. The Mayor once again asked that the public hearing relating to the application at hand for DL1570, resume and that inquiries relating to Smart Cities/15 Minute Cities, be presented in the Public Inquiry portion of the Regular Council Meeting agenda.

At the call of staff, an RCMP Officer arrived in the building at 8:10pm and remained in the hallway in case the tensions in the room continued to escalate.

The Mayor called three times for any additional public comment on the rezoning application. Hearing none, the Mayor declared the public hearing for this application, closed.

c. <u>RZ-23-01 Smile – Zoning Bylaw No. 111, Amendment Bylaw No. 227</u>: 3820 Enterprise Way to add a site-specific additional use of Cannabis Sales

The Corporate Officer provided an overview of the rezoning application via the written staff report and noted that no public comments have been received prior to the public hearing.

Public attendance comments (in person and via online) presented were as follows:

- <u>Al Fortin of Barriere (via Zoom)</u> Will Farm to Gate operations be inspected by the Province like other cannabis retailers? Answer: the LCRB regulates both licencees with strict conditions in order to maintain their licence.
- <u>Matt Robson of Kamloops (in person)</u> Opposes the rezoning application on the basis of his belief that this is how the liberal government is trying further control its population through the Soviet model; by encouraging drug and alcohol addiction in not only adults, but also children. Mr. Robson stated his belief that communities that allow these types of establishments, encourage the mental decline of their citizens including the development of Schizophrenia. He called out to the public in attendance asking if they will stand for their local government encouraging drug and alcohol abuse and addiction in Barriere. Many of those in attendance called out 'No!" in response.
- Jim Secord of Barriere (in person) Opposes the rezoning application as he opposes all drug and alcohol sales in this community for the reasons previously stated by Mr. Robson as Barriere should aim to be "perfect".

The Mayor called three times for any additional public comment on the rezoning application. Hearing none, the Mayor declared the public hearing for this application, closed.

Moved by Councillor Kerslake Seconded by Councillor Kibble That the Public Hearings adjourn and that Council reconvene into its Regular Council Meeting at 8:15p.m.

CARRIED

3. **RECONVENE REGULAR COUNCIL MEETING** – The Regular Council Meeting reconvened at 8:15p.m.

4. ADOPTION OF MINUTES

a. Moved by Councillor McInnis
 Seconded by Councillor Kerslake
 That Council adopt the minutes of a <u>February 6, 2023</u> Regular Council Meeting

CARRIED

5. PETITIONS AND DELEGATIONS

a. Cpl. Kyle Camalush, RCMP - not in attendance due to a schedule conflict

6. BYLAWS and POLICIES

a. <u>Zoning Bylaw No. 111, Amendment Bylaw No. 228 re: RZ-23-02</u> **a bylaw to add new Residential Private (RP) Zone* – 2nd, 3rd readings & adoption

Moved by Councillor Kerslake Seconded by Councillor Kibble That Zoning Bylaw No. 111, Amendment Bylaw No. 228 re: RZ-23-02 receive second reading.

CARRIED

Moved by Councillor Kerslake Seconded by Councillor Kibble That Zoning Bylaw No. 111, Amendment Bylaw No. 228 re: RZ-23-02 receive third reading.

CARRIED

Moved by Councillor Kerslake Seconded by Councillor Kibble That Zoning Bylaw No. 111, Amendment Bylaw No. 228 re: RZ-23-02 be adopted.

CARRIED

b. <u>Zoning Bylaw No. 111, Amendment Bylaw No. 225 re: RZ-22-06</u> **a bylaw to rezone* DL1570 from Small Holdings (SH) to Residential (R) – 2nd, 3rd readings & adoption

Councillor Kerslake noted that he would like to wait until Councillors Armstrong and Kershaw returned prior to further debate of this proposed bylaw amendment.

Moved by Councillor Kerslake Seconded by Councillor McInnis That Zoning Bylaw No. 111, Amendment Bylaw No. 225 re: RZ-22-06 be debated at the next Council Meeting on March 6th at 7pm.

CARRIED

c. <u>Zoning Bylaw No. 111, Amendment Bylaw No. 227 re: RZ-23-01</u> *to add additional permitted use of "Cannabis Sales" to 3820 Enterprise Way – 2nd and 3rd readings.

Moved by Councillor Kerslake Seconded by Councillor McInnis That Zoning Bylaw No. 111, Amendment Bylaw No. 227 re: RZ-23-01 receive 2nd reading.

CARRIED

d. Engagement Policy No. 44 - adoption

Moved by Councillor Kerslake Seconded by Councillor McInnis That Engagement Policy No. 44 be adopted.

CARRIED

7. STAFF REPORTS

a. <u>CAO Update</u> – B. Payette, CAO *Submitted for information

The CAO provided an overview of the written report.

8. **PROCLAMATIONS** – none submitted

9. CORRESPONDENCE

- a. For Information
- b. For Action none submitted

10. COUNCIL REPORTS

- a. Councillor Lodge provided a verbal report on the following:
 - Attended an EOS Conference
 - The Rec Committee Coordinator continues to work on the Community Calendar and with the wrap of the Family Fun Night event, the Committee will set its focus on the upcoming Volunteer Fair
- b. Councillor Kibble provided a verbal report on the following:
 - This week is Heritage Week The Heritage Society has joint displays with Simpcw at both schools in its recognition.
 - Volunteered at the Barriere Literacy Group booth
 - Participated in a NTFFRA Board Meeting

11. MAYOR'S REPORT

The Mayor provided a verbal update on the following:

 Was able to speak to various news agencies, while on holiday, about the urgency surrounding the increase of Hwy 5 collisions involving commercial vehicles in the majority of those severe incidents. Has had a conversation with the Minister of Transportation and Infrastructure, Rob Fleming, regarding the issues and will be meeting again next week with him along with Clearwater Mayor Blackwell and both CAOs.

12. PUBLIC INQUIRIES

- a. <u>(Unidentified) Leonie Lake impacted land owner (in person)</u> reported to the CAO that along with other property owners in the TNRD, he participated in a presentation regarding the dam four years ago and that minutes were taken and adopted. He reported that in those minutes, it reiterated that all affected property owners of the Leonie Lake dam would be consulted prior to any decisions being made about the dam's operation. The CAO answered that that is still the case, but at this time, the District has only authorized an engineering impact study on possible options for the Leonie Lake dam and that prior to any decision, all stakeholders will be consulted.
- b. <u>Rodger Wood 451 McLean (in-person)</u> Reported that he and his wife chose to retire in Barriere after leaving Maple Ridge BC. A handout was provided showing the details of the District of Barriere's 2018 Smart City application. He explained that Smart Cities are a human experiment intended to impose unlawful surveillance, electronic tracking and control of citizens of this country. He asked: "*Will you pull back from the platform and remove Barriere's application to the program*?" It was answered that after the District applied in 2018 and was not successful, the District has not considered another entry in any year, including this one, since then and has no plans to do so in the future.

Voices were heard from a number of those in the public attendance exclaiming that that answer is a lie. The Corporate Officer showed the response received from the federal government in 2018 that shows the District was indeed unsuccessful and was not on the list of finalists, or winners. It was then asked by Matt Robson to the Corporate Officer, if she would guarantee that the District will never apply this year, next year, five years from now or even 20 years from now. The Corporate Officer answered that Council is the only body with the authority to make those decisions and that while this Council has expressed no interest in applying under the grant, that it can not bind future Councils ability to make alternate decisions. General discord was heard and it was voiced by Mr. Robson that this answer is proof of the District's intention to deceive the people of Barriere.

c. <u>Unidentified person (in person</u>) – Read out loud the overview of the District's 2018 Smart City application from the federal government's website where words in the District's summary included "Virtual Reality" and "Technology immersed interaction" which, in her opinion, didn't mean 'trail connectivity.'. It was answered that Simpcw First Nation and Brian Bondar's portion of the application was for an Interpretive Centre, intended to be a tourist destination with the vision being a modern museum type facility highlighting the history of the valley and its First Nation heritage. It was reiterated again, that the District has not received any funding from the program as the 2018 application, the only application that has ever been made to the program, was not successful and that the program has not been sought after since that result in 2018. It was the consensus of many in the public attendance that this explanation was untrue and meeting decorum once again fell into raised voices and speaking out of turn. The minute taker was unable to identify who was speaking when and what was being said by whom.

- d. <u>Unidentified of Area 'O' (in person)</u> Voiced his opinion on the Mayor's response earlier in the Public Hearing to be bullying and requested an apology from the Mayor and an apology from Council on the lies he believes they have been telling the people of Barriere about their intentions to be a 15 Minute City. It was reiterated by Council that there is no intention to partake in the program whatsoever. General dissention of the public in attendance was the belief that this was not true.
- Patrick Snow of unknown location (in-person) Had an interaction with a Natural Resource Officer (NRO) who was armed and wanted clarification on what the carry rules are for NRO. It was answered that Council will inquire with the RCMP when they next meet.

13. NOTICE OF MOTION – none presented.

14. NEXT MEETING

- a. SPECIAL Council Meeting (2023 BUDGET) Monday, February 27, 2023 @ 5:30pm
- b. SPECIAL Council Meeting (2023 BUDGET) Monday, March 6, 2023 @ 5:30pm
- c. Regular Council Meeting Monday, March 6, 2023 @ 7pm

15. ADJOURNMENT

Moved by Councillor Kerslake that the meeting adjourn at 10:09 p.m.

CARRIED

Mayor Ward Stamer

Bob Payette, CAO

District of Barriere, BC Public Hearing Dixon Creek Rezoning Proposal

Feb 21, 2023 7 PM

AGENDA

- 1. Location
- 2. Proposed Lots/Configuration
- 3. Context
- 4. OCP and Housing Needs Report
- 5. Zoning Bylaw
- 6. ALR Land Dedication
- 7. Access to Amenities
- 8. Technical
 - Servicing overview
 - Environmental considerations
 - Geotechnical Report
- 9. Construction Considerations
 10.Questions

District Lot 1570 Kamloops Division Yale District

Mitchell Cattle Company

Woodco Industries L



NSD



Barriere Motor Inn BMI

Monte Carlo

PROPOSED LOTS/CONFIGURATION



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CONTEXT

- Rezoning of Lot 1570 from Small Holdings (SH) to Residential Private (RP) Zone
- 1 acre lot neighborhood development
- Bare land strata
- Properties will be accessed by a network of roads off the existing Dixon Creek Rd
- Agricultural Land Reserve area dedication

OFFICIAL COMMUNITY PLAN

- Land use designation Rural Resource (RR), 2011 OCP
- Residential subdivision in RR designated area is permitted with provisions.
- Residential Development
 - 3.1.13 A level of **diverse housing types and densities** to accommodate the various housing needs of existing, as well as future residents and to meet the changing needs of the various age groups of residents.

HOUSING NEEDS REPORT 2020

• Anticipated **need of 45 to 225 additional housing units** of a variety of sizes required over the next five years.

ZONING BYLAW

	Current Zone Small Holdings (SH)	Proposed Zone Residential Private (RP)
Min. Lot Size	4.94 Acres (2 hectares)	1 Acre (4,000 sq.m)
Max. Lot Coverage	25% of lot area	25% of lot area 40% if lot is serviced by community water and wastewater system
Max. Building Height	_	12 m for principal building 5 m for accessory building
Permitted Principal Uses	 Single-detached dwelling Duplex Intensive agriculture Animal training facilities 	 Single-detached dwelling Duplex Townhome (max. 2 dwelling units per building)

wsp

ALR LAND DEDICATION



vsp

ACCESS TO AMENITIES

- Parks and greenspace
- Public trails
- Services
- Daycare
- Schools
- Camping







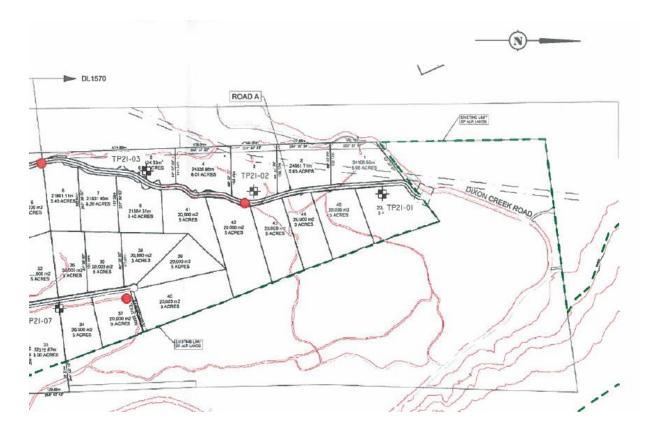
SERVICING OVERVIEW

- Offsite Improvements new watermain
- Strata lots will be serviced/accessed via a shared Common Lot Road (CLR)
- The CLR will meet the requirements of suitable access by police, fire, ambulance emergency services, etc
- Development costs covered by owners
- Potential for late comers agreement

ENVIRONMENTAL CONSIDERATIONS

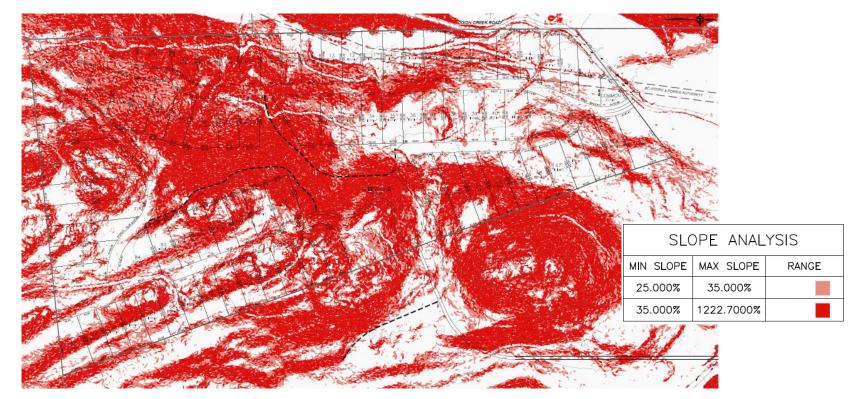
- Preservation of ALR land through dedication of approximately 169 acres
- Preservation of natural drainage courses during design
- Protection of natural drainage courses during construction
- Restoration of disturbed areas during construction

GEOTECHNICAL REPORT



vsp

SLOPE ANALYSIS



CONSTRUCTION CONSIDERATIONS

- Erosion and sediment control
- Noise Subject to District of Barriere Noise Bylaw Restrictions 7:00am to 10:00pm any day
- Traffic control

THANK YOU. QUESTIONS?



Response to DL1570 Application to re-zone to 1 acre lots

From: DL57 - Voyageur Country - Adjacent Property Owners

INTRODUCTION:

We oppose the Application by DL1570 to rezone its property from 5 acre lots to 1 acre. As property owners directly adjacent to the applicants, there are a number of reasons for our opposition, as follows:

1. <u>OUTSIDE THE COMMUNITY PLAN</u> – This proposal represents a significant departure from the Community Plan.

When we first explored developing these lands we inquired with the AO about changing the zoning to allow for smaller lots. We were told that the Community Plan, which had been developed a mere 15 years earlier, had intentionally zoned these properties as small holdings of 5 acres to preserve the rural nature of the District.

This made sense given that the main attractions of living in Barriere are the rural lifestyle; the lack of density; the easier pace this creates; and the greater use of space and comfort it offers to all residents.

Increasing the density of DL1570 by 5X is counter to the intent of the Community Plan. The knock-on effects to the rest of Barriere would be significant, as outlined in the points below:

2. <u>UPSETS THE DELICATE BALANCE</u> - The location of this property, and our adjacent property (DL57), is unique in that they are both accessible yet secluded. Because they are on a wilderness mountain next to the town they offer the best of both worlds – close to services with the character of a remote, getaway property.

Changing the Community Plan to permit large scale growth in this area would forever alter the delicate balance of Barriere's rural township. It would create a densely populated area between the town and the farms, ranches and rural areas adjacent to it, effectively establishing a high density suburb within a small town.

It would bring nearby rural residents into direct conflict with the new sub-division.

- 3. <u>LACK OF INFRASTRUCTURE</u> Increasing from 49 lots (total between the two properties) to 250 lots (assuming DL57 would also need to rezone), and from approximately 150 additional residents to upwards of 750 would stretch the local infrastructure to breaking:
 - The existing road network in Barriere would quickly become insufficient to support the level of traffic increase.
 - The existing gravel Dixon Road leading into the development would be unable to support the large increase in traffic.
 - The internal development road already designed and partially built would be insufficient to support that number of lots/homes.
 - The internal road network would need to be doubled or tripled to create access to the additional lots, and then paved to support the increased volume of traffic.

A paved road is undesirable for a development such as this, for three main reasons:

- a. It is cost prohibitive. A paved road can cost between 10 and up to 50 times that of a gravel road.
- b. Paving is associated with urban development and the problems (such as higher traffic, excessive speeding) that come with that.
- c. It is counter-intuitive to the rural, wilderness nature of the properties where horses, recreational vehicles, snowmobiles, hiking, mountain biking, wildlife viewing and other rural activities would be the common and desirable uses.
- <u>SHARED INFRASTRUCTURE CHALLENGES</u> In addition, what works for one property may not work for the other and could damage opportunities for either or both parties.

Should one property be rendered undesirable or undevelopable due to cost, infrastructure challenges, or lack of buyer interest, it could have a negative impact on both properties' sale-ability.

The District could also stand to lose tax benefits in the affected property(s).

5. <u>TOPOGRAPHICAL CHALLENGES</u> - The topography of the area is mostly steep and rocky. Accessing these lands currently requires switchback roads and switchback driveways, both uphill and downhill, depending on the terrain.

In some steeper areas it would be virtually impossible to access building sites on 1 acre lots without additional, comprehensive road infrastructure. Even then, geotechnical assessments would be required for most home building and could result in some lots being identified as too steep or dangerous to build on. Not to mention the lack of usable land remaining on such lots, negating any benefit of having 1 acre.

With the current 5 acre lot zoning, these challenges are easily met due to the substantial extra property available for home building, outbuildings, septic location, well drilling, driveway switchbacks and personal enjoyment.

The same is not true with 1 acre lots, especially narrow ones. The land on a 1 acre lot would be quickly used up with even longer driveway switchbacks (due to a more narrow lot design), possible access easements needed, well drilling, septic and/or drain field locations and home/outbuilding sites.

The benefits anticipated from having more, smaller lots would be offset by the topographical challenges and additional costs of developing those lots.

6. <u>LACK OF A COHESIVE PLAN</u> - Changing the zoning of one property to high density while the adjacent property remains low density would create an inconsistent vision devoid of proper design and planning. It would run contrary to the effective planning in the District the past several years.

Barriere has shown significant progress in its community planning in the past decade. This is paying off in a well-managed and cohesive District that works for all residents.

Sacrificing this for overwhelming growth in a small area may create more problems than it solves.

7. <u>LESS AFFORDABILITY</u> - The idea that smaller lots would be less expensive and therefore more accessible to more people may seem compelling on the surface. But the cost differential between a 5 acre lot and a 1 acre lot is not 1/5 the price. It may not even be 1/2 the price differential.

With the necessary increase in costs for additional hydro, street lamps, more roads, paved roads, sidewalks, etc., any apparent benefit for the developers would be quickly offset by the new costs needed to service the sub division.

All of this would put even more upward pressure on pricing of the smaller lots.

The addition of geotechnical assessments and added construction costs for building on steep lots would only end up shifting many of the higher costs to home owners.

Market demand currently places the price of 5 acre lots in this area at between \$259,000 and \$399,000. Prices that are comparable with regular city lots in Kamloops and Kelowna, and that are a fraction of the cost of a city lot in the Lower Mainland.

This demonstrates that 5 acre lots for these properties are competitively priced and offer significant value to a wide range of buyers.

One acre lots, with their additional costs and unique topographical challenges, would not be able to be competitively priced relative to competing BC real estate markets.

8. <u>LACK OF MARKET DEMAND</u> - Our research has shown that the local area has neither the level of demand for this many lots, nor the capacity to support them.

To sell even the 49 lots originally planned by the two properties will require reaching beyond the local area to larger urban areas like Kamloops, Kelowna and even lower mainland communities like Chilliwack, Abbotsford, Langley and Coquitlam, and possibly beyond to Calgary and Edmonton.

To attract buyers from outside Barriere to consider purchasing a lot in these developments, it is imperative that there be a *unique value proposition* not readily available elsewhere.

Large, 5 acre lots with forested landscapes, spectacular views, slower paced rural living, wildlife, and ample privacy are such a value proposition.

250, one acre lots do not offer a unique value proposition. One acre lots are not altogether much different than city lots in terms of lifestyle. Smaller lots are also readily obtainable in many other British Columbia cities and towns. 5 acre lots are unique, desirable, and not commonly available for sale in urban and even many rural areas.

There are already a number of smaller, 1 acre lots for sale within the Barriere District as well. Adding more of the same product without the base to support it does not make sound business or planning sense.

With the added difficulty of having 5X the number of lots to sell, it could potentially glut the market, depress interest and/or prices, and nullify any advantage to zoning for smaller lots.

This proposal is simply too many lots with too few buyers for the product and location offered.

This could result in an incomplete development that may take 20-30 years to finish, if ever. Not to mention that were it to somehow succeed, it would turn Barriere into just another overcrowded jurisdiction, inconveniencing many current residents and demolishing the *unique value proposition* of living in a rural community like Barriere.

Managed growth within the Community Plan is desirable. Rapid growth that cannot be properly supported is undesirable both to new buyers and existing residents.

 <u>PENDING LITIGATION</u> - The developers in DL1570 and DL57 are currently in a dispute over their properties, with trust interests secured against each other's properties, and litigation pending. Neither party can develop either of their properties until this dispute is resolved.

The application for rezoning cannot be acted upon at this time, even if approved by the District. By the time the dispute is resolved circumstances may have changed, requiring another application to Council.

SUMMARY:

We believe the current zoning of 5 acre lots is sensible, doable, desirable and complimentary to the Community Plan and existing infrastructure in the District.

We believe an increase to 5X density would not be able to be supported by current District infrastructure.

Such high density would be deleterious to area residents and put the development in direct conflict with the rural residents nearby. The result would be a development devoid of a unique value proposition and that would be unattractive to target market buyers.

With added costs due to unique topographical challenges for smaller lots, the cost differential would become uncompetitive.

Hong Kong, New York and even Vancouver are about density. Barriere has an enviable and attractive lifestyle that is unique and enticing, and which cannot be found in larger markets or even many smaller markets. We believe it would be short sighted and damaging in the long term to substantially alter or destroy that.

As Developers who live and work in this community, we have a vested interest in retaining all that is good about the area.

Given that neither party can develop their properties until the litigation is resolved, there is no urgency to this application and no practical need to address it at this time.

We respectfully request that this proposal be rejected, or at a minimum tabled until the litigation between the parties is resolved and a clearer picture of the needs of both Barriere and the subject properties can be determined.

Chris Delaney President Voyageur Country Wilderness Estates, Ltd.

Barriere, British Columbia