



## Planning Application Referral Sheet

**Application Type:** Rezoning

**File Number:** 3360-20210004

**Bylaw(s):** Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021

**Electoral Area:** D

**Date of Referral:** January 19, 2021

**Date of Application:** January 07, 2021

**Property Owner's Name(s):** DONALD A GIBSON  
SHERRY L GIBSON

**Applicant's Name:** EXTON AND DODGE LAND SURVEYING INC

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### SECTION 1: Property Summary

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**Legal Description(s):** Lot 5, District Lot 8853, Cariboo District, Plan BCP8399

**Property Size(s):** 2.27 ha (5.6 ac.)

**Area of Application:** 2.27 ha (5.6 ac.)

**Location:** 2030 168 Mile Road

**Current Designation:**

Rural Residential 2

**Min. Lot Size Permitted:**

Average 2 ha (4.94 ac.)

(Parcels ranging from 1.5 ha to 3.0 ha)

**Current Zoning:**

Rural 2 (RR 2)

**Min. Lot Size Permitted:**

2 ha (4.94 ac.)

**Proposed Zoning:**

Special Exception RR 2-2 Zone

**Min. Lot Size Permitted:**

2 ha (4.94 ac.)

**Proposal:** To allow the placement of a mobile home as secondary dwelling within Agricultural Land Reserve for family.

**No. and size of Proposed Lots:** No new lots proposed.

**Existing Buildings:** 1 Residential dwelling and 4 storage sheds.

**Proposed Buildings:** 1 Secondary Dwelling.

**Road Name:** Mile 168 Road

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** N/A

**Services Available:** Hydro, Telephone, Sewage Disposal System and Well.

**Within the confines of the Agricultural Land Reserve:** Yes - fully within

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** N/A

**Within Development Permit Area:** No

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	061 2 Acres Or More (Vacant)	28.82 ha (71.207 ac.)
(b) South	060 2 Acres Or More (Single Family Dwelling, Duplex)	0.84 ha (2.08 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.80 ha (1.97 ac.)
	038 Manufactured Home (Not In Manufactured Home Park)	0.801 ha (1.98 ac.)
(c) East	061 2 Acres Or More (Vacant)	28.82 ha (71.207 ac.)
(d) West	063 2 Acres Or More (Manufactured Home)	2.12 ha (5.23 ac.)
	063 2 Acres Or More (Manufactured Home)	2.2 ha (5.36 ac.)

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## PLANNING COMMENTS

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### Background:

It is proposed to rezone a 2.27 ha (5.6 ac.) subject property to allow for a mobile home as an additional dwelling within the Agricultural Land Reserve (ALR) for family. There is currently a single-family dwelling existing on the property as a primary residence. The ALR use regulations permit a single-family dwelling and an additional manufactured home for family members without any ALR application required. In addition to the existing residential dwelling, the property has four storage sheds, a well and a septic field currently present on-site. The location of the proposed mobile home is shown in Appendix C.

The subject property is zoned Rural 2 (RR 2) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is designated as Rural Residential 2 in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2013. The proposal of having two residential dwellings on the existing Rural 2 (RR 2) zoned property is not a permitted use. Therefore, the applicant has requested to rezone the subject property from Rural 2 (RR 2) zone to Special Exception RR 2-2 zone by including Section 5.19.3.2 into Schedule "A" of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 as follows:

#### 5.19.3.2 Special Exception RR 2-2 Zone (3360-20/20210004)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-2:

- i) Permitted residential uses shall include one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

All other provisions of the RR 2 zone shall apply.

### Location and Surrounding:

The subject property is located at 2030 Mile 168 Road with Cariboo Highway 97 N to the far south of the property as shown in Appendix B. Completely within the Agricultural Land Reserve (ALR), the property is partially treed with a slope grid throughout ranging from 0%-20% and is also completely within the environmentally sensitive area for Mule Deer Winter Range. There are mostly single-family dwellings surrounding the property to the south and west along with large vacant agricultural/rural residential lots to the north and east of the subject property.

CRD Regulations and Policies:

*3502-Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999*

**5.19 RURAL 2 (RR 2) ZONE**

5.19.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

Planning staff are supportive of the requested zoning amendment application. The proposal of having a manufactured/mobile home as an additional residence for family members on an ALR property complies with the Agricultural Land Reserve (ALR) use regulations.

However, there are certain requirements for a manufactured home outlined in ALC Policy L-25 for it to be considered in compliance with the ALR use regulations. As per ALC Policy L-25, the proposed modular home must be a single storey dwelling with a maximum of 9 m (29.53 ft.) in width and 22.86 m (75 ft.) in length for family members, provided that it is installed prior to July 31, 2021. The proposed modular home must also comply with either the Canadian Standards Association (CSA) Z-240 series standards, or the CSA A-277 series standards and be constructed on a steel frame. The acceptable types of foundation systems include concrete pile, surface pile or concrete slab. The Agricultural Land Commission (ALC) will require a non-adhering residential use application if the proposed mobile home does not conform with these ALC Policy L-25 requirements.

The Ministry of Transportation and Infrastructure (MOTI) has no concerns regarding the proposed additional residence. The Ministry will require an access permit to create or change driveway access for anything other than a single-family residential driveway. The Interior Health Authority (IHA) also has no objections to the proposal provided the property can accommodate a safe supply of drinking water and a sustainable sewerage disposal system in accordance with the Sewerage Disposal Regulation.

With adequate vegetative buffer around the proposed mobile home and the property being surrounded by large parcels, the proposal is anticipated to have minimal impact on neighboring properties. Further, the subject property is currently in compliance with the Agricultural Policy by having fencing and buffering on the northern boundary of the property due to the presence of an adjacent agricultural parcel. This will ensure in reducing future risk associated with livestock entering on residential property. Therefore, planning staff recommends approval of this rezoning application.

The Ministry of Agriculture has expressed concerns regarding the location of the second dwelling negatively impacting the future agricultural use of the property. The Board may wish to consider requiring a restrictive covenant restricting the location of the proposed second dwelling.

Recommendation:

1. That the Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021 to rezone Lot 5, District Lot 8853, Cariboo District, Plan BCP8399 from Rural 2 (RR 2) zone to Special Exception RR 2-2 zone be approved.

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**REFERRAL COMMENTS**

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Health Authority: January 29, 2021

Healthy Communities thank you for the opportunity to review and provide comment on this proposal, which will allow a second residence on this parcel for a family member.

Healthy Communities has no objection to the proposal provided the parcel can accommodate a safe potable and reliable source and supply of drinking water and a sustainable sewerage disposal system in accordance with the Sewerage Disposal Regulation. Healthy Communities does not have further comments since this would not become housing option for the general population.

Ministry of Transportation and Infrastructure: January 20, 2021

Approval recommended for reasons outlined below:

MoTI has no objections and recommends approval of the proposed rezoning for the subject property. It should be noted that residential and agricultural property owners must apply for a highway use permit to create or change driveway access for anything other than a single family residential driveway access off a provincially maintained road.

Advisory Planning Commission: February 23, 2021

See attached.

Agricultural Land Commission: February 2, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

Ministry of Agriculture, Food and Fisheries: February 19, 2021

See attached.

CRD Chief Building Official: January 29, 2021

No objections to proposal. Building permit will be required as the proposal is within building inspection service area.

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### BOARD ACTION

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March 5, 2021

That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021 be read a first and second time this 5<sup>th</sup> day of March, 2021.

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### ATTACHMENTS

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Appendix A: Bylaw No. 5304  
Appendix B: General Map  
Appendix C: Specific Map  
Appendix D: Orthographic Map  
Other: Applicant's supporting documentation  
Advisory Planning Commission Comments  
Agricultural Land Commission Comments  
Ministry of Agriculture, Food and Fisheries Comments  
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5304

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021".

2. AMENDMENT

Bylaw No. 3502 of the Cariboo Regional District is amended by:

i) Including Section 5.19.3.2 into Schedule "A" as follows:

5.19.3.2 Special Exception RR 2-2 Zone (3360-20/20210004)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-2:

i) Permitted residential uses shall include one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

All other provisions of the RR 2 zone shall apply.

- ii) rezoning Lot 5, District Lot 8853, Cariboo District, Plan BCP8399 from Rural 2 (RR 2) zone to Special Exception RR 2-2 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 5<sup>th</sup> DAY OF March, 2021.

READ A SECOND TIME THIS 5<sup>th</sup> DAY OF March, 2021.

A PUBLIC HEARING WAS HELD ON THE 3<sup>rd</sup> DAY OF May, 2021.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

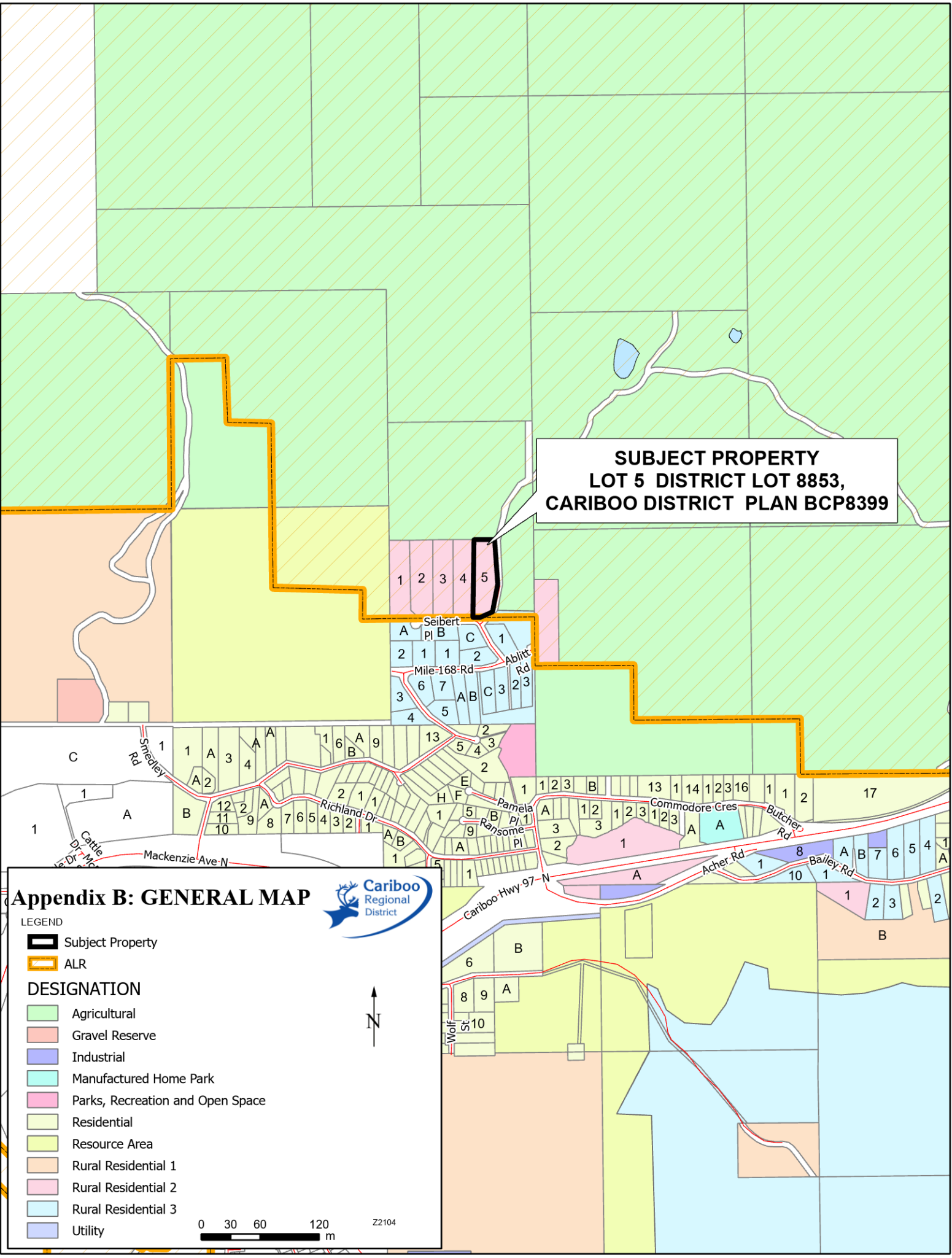
\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5304, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Manager of Corporate Services



**SUBJECT PROPERTY  
LOT 5 DISTRICT LOT 8853,  
CARIBOO DISTRICT PLAN BCP8399**



**Appendix B: GENERAL MAP**



- LEGEND**
- Subject Property
  - ALR

- DESIGNATION**
- Agricultural
  - Gravel Reserve
  - Industrial
  - Manufactured Home Park
  - Parks, Recreation and Open Space
  - Residential
  - Resource Area
  - Rural Residential 1
  - Rural Residential 2
  - Rural Residential 3
  - Utility



# Appendix C: SPECIFIC MAP



## LEGEND

Subject Property

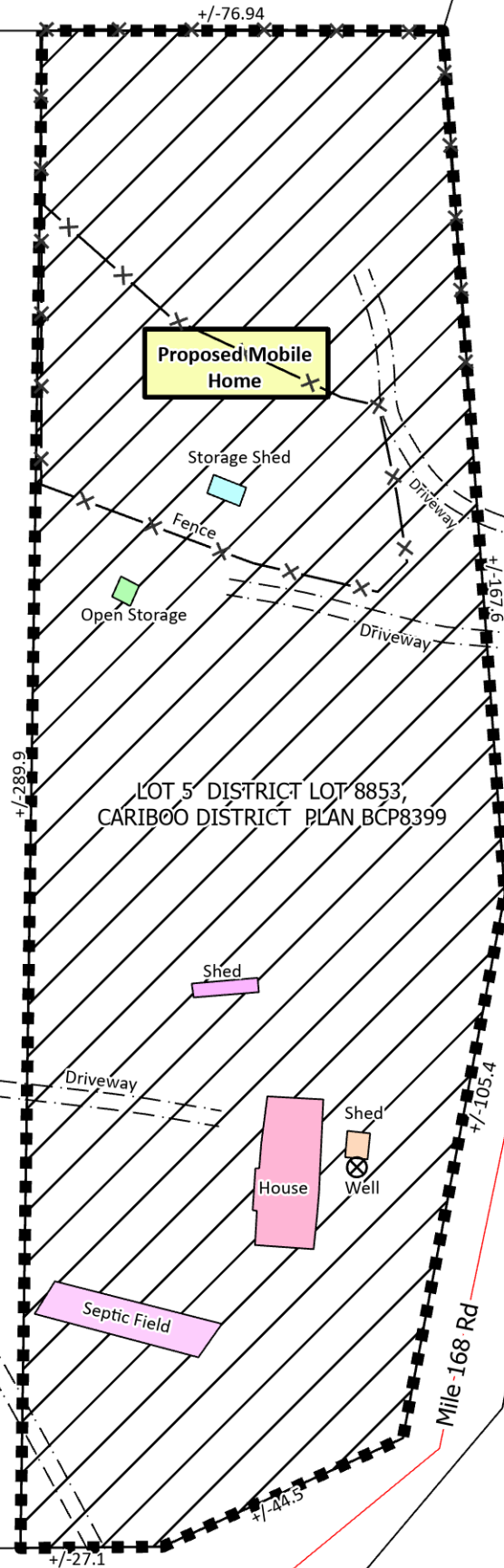
Proposed Special Exception RR 2-2 Zone



0 30 60 120  
m

MEASUREMENTS  
ARE METRIC

Z2104



3

4

LOT 5 DISTRICT LOT 8853,  
CARIBOO DISTRICT PLAN BCP8399

Seibert Pl

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale



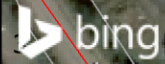
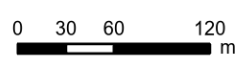
**SUBJECT PROPERTY  
LOT 5 DISTRICT LOT 8853,  
CARIBOO DISTRICT PLAN BCP8399**

### Appendix D: GENERAL MAP ORTHO



LEGEND

-  Subject Property
-  ALR



Describe the existing use of the subject property and all buildings: Residential

Describe the proposed use of the subject property and all buildings: Residential

Describe the reasons in support for the application: Owner would like to provide second residence for family.  
Subdivision is not an option due to property being in ALR.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): \_\_\_\_\_  
Partially Treed.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): \_\_\_\_\_  
Nothing of Significance

Services Currently Existing or Readily Available to the Property (check applicable area)

*\* Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on FEB 23, 2021  
in the BY TELECONFERENCE, located at \_\_\_\_\_, BC, commencing at 7:05 PM

**PRESENT:** Chair RON KAUFMAN  
Members TORY LEE KATY POTEKHINA  
KATHY ROURKE  
LAILA POTVIN  
CLAUDIA BLAIR  
Recording Secretary RON KAUFMAN  
Owners/Agent, or VERONICA MEISTER  
 Contacted but declined to attend

**ABSENT:** DANIEL JALBERT CHARLENE HAYS  
HOWIE CHAMBERLIN  
GORD KRENER  
GORD CHIPMAN  
**ALSO PRESENT:** Electoral Area Director STEVE FORSETH  
Staff support (if present)

Agenda Items

**REZONING APPLICATION – 3360-20/20210004 (Lot 5, District Lot 8853, Cariboo District, Plan BCP8399)**

/ : "THAT the application to rezone property at 2030 168 MILE ROAD,  
be supported/rejected for the following reasons:

- i) SUPPORTING THE APPLICATION WOULD HAVE MINIMAL IMPACT ON FUTURE AGRICULTURAL CAPABILITIES OF THE AREA, AND:
- ii) WOULD ALLOW REASONABLE RESIDENTIAL CAPACITY FOR A LOT OF THIS SIZE AND BE COMPATIBLE WITH NEIGHBORING PROPERTIES.

For: 6 Against: 0

CARRIED/DEFEATED

Termination

KAUFMAN / BLAIR : That the meeting terminate.

CARRIED

Time: 7:21 PM

[Signature]  
Recording Secretary

[Signature]  
Chair



**Agricultural Land Commission**  
 201 – 4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604 660-7000 | Fax: 604 660-7033  
 www.alc.gov.bc.ca

February 1, 2021

Reply to the attention of Sara Huber  
 ALC Issue: 52070  
 Local Government File: 3360-202100004

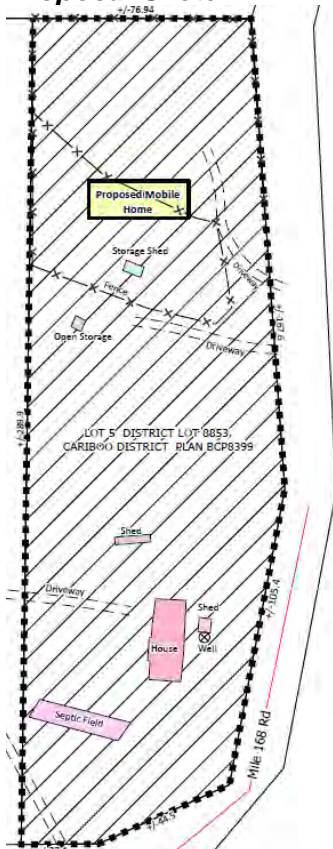
Genny Hilliard  
 Development Services Clerk V, CRD  
[GHilliard@cariboord.ca](mailto:GHilliard@cariboord.ca)

**Re: Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021**

Thank you for forwarding a draft copy of Cariboo Regional District (CRD) Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5304, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the ALC Act, the Agricultural Land Reserve (ALR) General Regulation, ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes a special exception to the Rural Residential 2 (RR-2) zone to allow for the placement of a mobile home as a secondary residence on the property identified as 2030 168 Mile Road; PID: 025-826-778 (the “Property”).

**Proposal Sketch:**



The Property currently contains a residence and four storage sheds. The proposed mobile home would be accessed by its own driveway off of 168 Mile Road and would be resided in by a member of the owner's family.

**ALC Staff Comments:**

In the ALR, there are limitations placed on residential uses. Specifically, s. 20.1(1) of the ALC Act permits a principal residence up to 500 m<sup>2</sup> with the option for a secondary suite and s. 32(3) of the ALR Use Regulation permits a manufactured home up to 9 m in width for use by an owner or an owner's immediate family until July 31, 2021, as an additional residence. [ALC Policy L-25: Manufactured Homes in the ALR](#) provides further guidance on criteria that the ALC would consider a manufactured home to be consistent with s. 32(3) of the ALR Use Regulation, including, but not limited to, if the manufactured home is:

- A single storey, for use by a single family
- A maximum of 22.86 m in length
- Conforms to CSA Z240 or CSA A266 if constructed on a steel frame
- Constructed on a concrete pile, surface pier or concrete slab foundation system.

ALC staff recognize that the Amendment Bylaw is intended to allow a mobile home as an additional residence on a property within the ALR. ALC staff, however, note that the referral does not include information to confirm whether the proposed mobile home meets the ALC's requirements for an additional residence. Specifically, ALC staff are seeking information on the size of the mobile home (length and width), confirmation that the proposed mobile home will be occupied by either the Property owner or the Property owner's immediate family, information on the CSA standard that the home will meet, as well as the proposed foundation system. Once this information has been provided, ALC staff may make a further determination.

ALC staff also note that the Amendment Bylaw specifically states: "*[p]ermitted residential uses shall include one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.*" As mentioned above, only a manufactured home 9 m in width for an immediate family member may be permitted in the ALR as an additional residence at this time, rather than a "secondary dwelling" which may include other forms of housing or other allowances (e.g. non-family occupancy). Recognizing that the Ministry of Agriculture is currently pursuing "residential flexibility" in the ALR, ALC staff do not object to this provision, but note that it may mislead future Property owners about the permissions in the ALR.

\*\*\*\*\*

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'S.H.', is positioned above the typed name Sara Huber.

Sara Huber, Regional Planner

Enclosure: Referral of CRD Z2104

CC: Ministry of Agriculture – Attention: Gregory Bartle ([Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca))

52070m1





February 19, 2021

File: 3360-202100004

Shivani Sajwan  
Planning Officer  
Cariboo Regional District

VIA EMAIL: [SSajwan@cariboord.ca](mailto:SSajwan@cariboord.ca)

**Re: Zoning Bylaw No. 5304 referral – Mile 168 Road**

Dear Shivani Sajwan:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed rezoning application to allow for the placement of a mobile home as a secondary dwelling on a parcel located at Mile 168 Road in the Agricultural Land Reserve. Ministry staff have reviewed the provided information and offer the following comments:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.
- Ministry staff note that the proposed additional home is sited in the centre in the northern portion of the property. Once constructed, this will limit the agricultural viability of the parcel by reducing the area potentially used for agricultural operations.
- Siting of an additional home should be undertaken in a way to preserve the greatest productive agricultural capacity of the parcel. Ministry staff note that this could involve siting the building closer to the parcel's property lines and/or the existing residential footprint. More information is available in the Ministry's [Guide for Bylaw Development in Farming Areas](#) Siting and Size of Residential Uses section (pp.14-19).
- The subject parcel's agricultural capability classification is 60 percent Class 5P to 40 percent Class 6TP, where T and P refer to topography and stoniness, with an improvement capability of 60 percent Class 3P to 40 percent Class 6TP. Ministry staff point to the fields to the NW of the parcel and the hayfield SE of the parcel, to illustrate the agricultural ability of the soils.
- It appears there is no farming activity currently being undertaken. The soil for this parcel is generally best for grazing and is reflected in its classification. Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing farming activities on ALR land.

.../2

- The Ministry is also currently undertaking a study to consider revising the ALC regulations to potentially increase residential flexibility which may result in greater options for those living in the ALR. More information is available from this September 4, 2020 Information Bulletin here: <https://news.gov.bc.ca/releases/2020AGRI0050-001655>

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle Land Use Planner  
B.C. Ministry of Agriculture, Food and  
Fisheries  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)

Nicole Pressey, P.Ag., Regional Agrologist  
B.C. Ministry of Agriculture, Food and  
Fisheries – Cariboo Central Coast  
Phone: (236) 713-2223  
Email: [Nicole.Pressey@gov.bc.ca](mailto:Nicole.Pressey@gov.bc.ca)

Email copy: Sara Huber, ALC Regional Planner, [Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20210004

Date: May 3, 2021

Location: CRD Boardroom Via Conference Call

Re: **WILLIAMS LAKE FRINGE AND 150 MILE HOUSE AREA ZONING AMENDMENT BYLAW NO. 5304, 2021**

### Persons Present:

- Director: Steve Forseth
  - Owner(s): Donald and Sherry Gibson
  - Agent: Veronica Meister – Exton and Dodge Land Surveying Inc.
  - Public: See attached list
  - Staff: Shivani Sajwan, Planning Officer II
  - No public in attendance** (excluding owner/agent)
- 

- Waited ten (10) minutes and then called the meeting adjourned.**
- Roll call conducted by Planning Staff.
- Welcome, introduction and the “Purpose of a Public Hearing”, including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at 7:03 pm.
- The Chair read out public comments received within the last 48 hours.  No comments received within the last 48 hours. Previously submitted comments available for viewing on CRD website and in CRD offices.
  - 1) Date: \_\_\_\_\_ Name: \_\_\_\_\_
  - 2) Date: \_\_\_\_\_ Name: \_\_\_\_\_
- The following verbal comments and questions were received: (add additional sheet if required)
  - Comments in favour:
  
  
  - Comments of concern/opposition:
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:10 pm.

I certify this is a fair and accurate report on the results of the public hearing.

*Steve Forseth*

Steve Forseth (May 4, 2021 09:14 PDT)

Signature of Chair