

Cariboo Regional District Advisory Planning Commission Comments Summary - Proposed ALR Exclusion Application Policy				
Electoral Area	Meeting Date	Desired Policy Option	Vote (For - Against)	Comments
A	08-Dec-20	1	5-0	We recommend option #1
B	11-Jan-21	1?	4-1	That the draft CRD ALR Exclusion Policy be rejected by the majority for the following reasons: i) That everyone should have equal standing because an application that benefits the community might get more consideration than an individual with a valid reason. ii) We all agreed that we need clearer exclusion policies.
C	None Received			
D	14-Jan-21	3	7-0	Options available to the CRD in the matter of handling ALR exclusions/inclusions were discussed along with their implications for land owner applicants and the potential costs to the tax payers of the CRD. The recommendation that the CRD process all exclusion/inclusion applications upon receipt in accordance with the existing OCP was unanimously accepted. A second resolution recommending that costs to the CRD for advancing such applications not be borne by the CRD, but by the applicant, was also unanimously supported.
E	07-Jan-21	4	6-0	That the draft CRD ALR Exclusion Policy option #4 be supported with the following recommendation: i) CRD staff compile, prioritize, and evaluate the landowner exclusion application(s) annual and bring strong applications forward to the board.
F	17-Dec-20	3	4-0	That the CRD ALR Exclusion Policy be supported for the following reasons: i) Local ownership of proposed ALR exclusion process, generally working within the OCP, thus allowing local knowledge and concerns to be addressed; ii) As the CRD is providing governance and service for land owners and residents, a CRD ALR exclusion application process timeframe of 1 year or so at most would be appropriate (variation of policy option 3 on slide 6); iii) Stacking applications and processing in a 3 to 10 year timeframe is too long (policy options 4 and 5).
G	06-Jan-20	1		Area G APC INSISTS that the Cariboo Regional District review ALL agricultural land applications, both inclusion and exclusion as they come in, and then forward them on to the Provincial Government without delay. Private land ownership is paramount in the Cariboo Chilcotin. The Cariboo Regional District is supposed to represent all the landowners, whether they own one lot or large agricultural acreages. It is completely unreasonable for our governing body to suggest that ALR applications be stockpiled and dealt with "some day down the road." Private property owners have the right to put their own case forward regarding their land and the uses they envision for that land. Land owners also deserve the immediate attention of the governing bodies that they need to deal with. Each individual landowner has the right to be heard.
H	16-Dec-20	N/A	7-0	Strong philosophical objection to the proposal. Suggests delegated/joint decision making authority between CRD staff and ALC. See attached for full response.
I	20-Dec-20	4	4-0	After much discussion through e-mails and after listening to the staff explanations in a conference call on December 8, 2020 and reviewing reports on this matter from CRD staff dated September 9, 2020 which included various options to this policy: AREA I APC MEMBERS recommend that Option 5 included in such staff report be rejected as the new ALR Landowner Exclusion Application Policy. AND THAT Area I APC members recommend that the Cariboo Regional District ALR Landowner Exclusion Applications for a particular area be compiled by staff and be brought to the CRD Board for consideration at regular intervals, such period considered to be every two or three years.
J		4 or 5	5-0	These are reasonable options given the expense and time commitment of staff needed to address applications. We do however recommend a minimum number of applications trigger an earlier response. Additional comments from individual members attached.
K	None Received			
L	04-Jan-21	4	7-0	Recommend option 4 as the most acceptable version, with a maximum 2 year turnaround. Consensus was a general displeasure with the CRD having to take on this added task. Additional comments from individual members attached.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on Dec. 8/20 in the Conference, located at Quesset BC, commencing at Call

PRESENT:

Chair

Members

Vince Berlinguette
Dave Moffatt, Roy Josephus
Mary Sales

Recording Secretary

Joey SERVICE

Owners/Agent, or

☐ Contacted but declined to attend**ABSENT:**Ted Armstrong (Jan. 6/21)**ALSO PRESENT:** Electoral Area Director

Staff support (if present)

Mary Sjaström**Agenda Items****CRD DRAFT ALR EXCLUSION POLICY**

/ : "THAT the draft CRD ALR Exclusion Policy be supported/rejected for the following reasons:

i)

ii)

For:

Against:

M/S Dave Moffatt / Ted Armstrong
We recommend Option #1.
CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time:

Recording Secretary

Chair

CRD Draft Exclusion Policy:

Area B Advisory Planning Commission Meeting January 11, 2021

That the draft CRD ALR Exclusion Policy be rejected by the majority for the following reasons:

- i) That everyone should have equal standing because an application that benefits the community might get more consideration than an individual with a valid reason.
- ii) We all agreed that we need clearer exclusion policies.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area B advisory planning commission held on
JANUARY 11 in the 2021, located at BOUCHIE LAKE, commencing
at 7 PM HALL

PRESENT:

Chair _____

Members ROBERT ROSS STAN HALL
STEPHANIE HANES

Recording Secretary SYBILLE MUSCHIK

Owners/Agent, or

☐ Contacted but declined to attend

ABSENT: TONY MCMALE MAGNUS VINJE

ALSO PRESENT: Electoral Area Director BARBARA BACHMEIR
Staff support (if present)

Agenda Items

CRD DRAFT ALR EXCLUSION POLICY

1 : "THAT the draft CRD ALR Exclusion Policy be supported/rejected for
the following reasons:

i)

ii)

For: 1 Against: 4

CARRIED/DEFEATED

Termination

1 : That the meeting terminate. ✓

CARRIED ✓

Time:

Sybilte Muschik
Recording Secretary

Chair

Minutes of Meeting of CRD area D APC

Jan 14,2021

Meeting by teleconference called to order at 7:05 PM

In attendance: Gord Chipman

Howie Chamberlin

Kathy Rourke

Daniel Jalbert

Claudia Blair

Tory Lee

Ron Kaufman-chairman/secretary

Steve Forseth-Director

Agenda Discussion of CRD's role in future ALR exemption applications

Options available to the CRD in the matter of handling ALR exclusions/inclusions were discussed along with their implications for land owner applicants and the potential costs to the tax payers of the CRD. The recommendation that The CRD process all exclusion/inclusion applications upon receipt in accordance with the existing OCP was unanimously accepted. A second resolution recommending that costs to the CRD for advancing such applications not be borne by the CRD, but by the applicant, was also unanimously supported.

Meeting adjourned at 7:54PM

Submitted by secretary Ron Kaufman

JAN 08 2021

Referred To MPS

File No: 3015-01

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on January 7, 2021 by teleconference in Williams Lake, BC, commencing at 6:30 pm.

PRESENT:

Chair: John Dressler

Members: Henry Van Soest, Amy Thacker, Susan Tritt, Bette McLellan, Shilo Labelle

Recording Secretary: Shilo Labelle

Owners/Agent: N/A

☐ Contacted but declined to attend

ABSENT: Dave Stafford

ALSO PRESENT: Electoral Area Director:

Staff support (if present)

Agenda Items

CRD DRAFT ALR EXCLUSION POLICY

"THAT the draft CRD ALR Exclusion Policy option #4 be supported with the following recommendation":

- i) CRD staff to compile, prioritize, and evaluate the landowner exclusion application(s) annually and bring strong applications forward to the board.

For: 6 Against: 0
Consensus

CARRIED

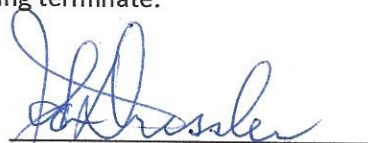
Termination

Moved by: /Seconded by: : That the meeting terminate.

CARRIED

Time: 7:31 pm


Recording Secretary


Chair

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on December 17, 2020 in the Conference Call , located at 1-888-345-0066, BC, commencing at 7 PM.

PRESENT:

Chair	Doug Watt
Members	Bee Hooker, Jack Darney, John Hoyrup
Recording Secretary	Doug Watt
Owners/Agent, or <input type="checkbox"/> Contacted but declined to attend	Not Applicable

ABSENT: Cuyler Huffman,
Ross McCoubrey

ALSO PRESENT: Electoral Area Director Maureen LaBourdais
Staff support (if present) No (power outage)
No

Agenda Items**CRD DRAFT ALR EXCLUSION POLICY**

BEE HOOKER /JOHN HOYRUP : "That the CRD ALR Exclusion Policy be **supported**/~~rejected~~ for the following reasons:

- i) Local ownership of proposed ALR exclusion process, generally working within the OCP, thus allowing local knowledge and concerns to be addressed;
- ii) As the CRD is providing governance and service for land owners and residents, a CRD ALR exclusion application process timeframe of 1 year or so at most would be appropriate; [variation of policy option 3 on slide 6]
- iii) Stacking applications and processing in a 3 to 10 year timeframe is too long. [policy options 4 & 5 on slide 6]"

For: 4 Against: 0

CARRIED/DEFEATED

Termination

JACK DARNEY / BEE HOOKER : That the meeting terminate.

CARRIED

Time: 7:30 PM

SIGNED *DOUG WATT*

Recording Secretary

SIGNED *DOUG WATT*

Chair

Cariboo Regional District

File No. 3015-01

January 6, 2021

JAN 08 2021

File 3015 --01

Referred To MPS

Teleconference meeting.

Those on the call: Director Al Richmond, Marvin Monical, Diane Wood, Robin Edwards, Marilyn Neimec, Nicola Maughn. Absent - Graham Leslie.


Area G APC Response Re: Proposed Agricultural Land Reserve Exclusion Application Policy**Moved by Robin Edwards/Marvin Monical**

Area G APC **INSISTS** that the Cariboo Regional District review **ALL** agricultural land applications, both inclusion and exclusion as they come in, and then forward them on to the Provincial Government without delay.

Private land ownership is paramount in the Cariboo Chilcotin. The Cariboo Regional District is supposed to represent all the landowners, whether they own one lot or large agricultural acreages. It is completely unreasonable for our governing body to suggest that ALR applications be stockpiled and dealt with "some day down the road."

Private property owners have the right to put their own case forward regarding their land and the uses they envision for that land. Land owners also deserve the immediate attention of the governing bodies that they need to deal with.

Each individual landowner has the right to be heard.

MOTION CARRIED UNANIMOUSLY

Diane Wood, Secretary
Area G APC

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ' ' advisory planning commission held on
Dec 16, 2020 in the Area H, located at Teleconference BC, commencing
at 7:20

PRESENT:

Chair

Peter Sanders

Members

Lori Frame Will Van Osch

Elisa Marocchi Louis Judson

Tom Price

Recording Secretary

Shelly Morton

Owners/Agent, or

☐ Contacted but declined to attend N/A

ABSENT:

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Margo Wagner

Agenda Items

CRD DRAFT ALR EXCLUSION POLICY

Tom Price / Elisa Marocchi "THAT the draft CRD ALR Exclusion Policy be supported/rejected for
the following reasons:

i)

See attached

ii)

For:

7

Against:

0

CARRIED/DEFEATED

Termination

Tom Price / Elisa Marocchi : That the meeting terminate.

CARRIED

Time: 7:45 PM

Shelly Morton

Recording Secretary

Peter Sanders

Chair

NOTES WITH RESPECT TO THE PROPOSED ALC/ALR CHANGES December 2020

Set out below are a number of random thoughts on the documents circulated by the CRD (for discussion by the APC) in late November 2020. These thoughts are not necessarily in order of priority and many be addressed in the electronic format information sessions scheduled for December 8th, 10th and 14th, 2020.

1. Taking two to three years to process an application is totally inappropriate and deterrent to long-term planning. Adding yet another step is merely a delaying tactic.
2. "Protection" needs to be clearly defined periodically due to rapidly changing social conditions, in particular, rapidly expanding human populations and their distribution across the landscape.
3. The discussion documents appear to be a blatant downloading of responsibilities (and accountability) to the CRD.
4. In the Cariboo, similar to other Interior areas, the average of the "active" farmer is high. A decision process that takes 3 to 10 years tends to be treated with disdain and ignored.
5. Prolonged delays in decisions regarding land use leads to inappropriate action. Values cannot be "preserved" when applied to an ecological versus social "value" as ecological and environmental situations are constantly changing and evolving, and the preservation of any perceived value (of some ecological circumstance) requires increasing inputs in energy and material to maintain any specific value set (whether physical, social or biological).
6. Where and how does the ALC/ALR process blend rapidly social preferences, environmental goods and services (E.G.S.), when making decisions?
7. The ALC appears to be a "remote" control management mechanism. When local planning decisions are negated by some distant authority, tension is created between local community values and the distant centralised control. Where is the local ALC decision making person located in rural communities?
8. In ALC/ALR decisions, which has precedence, wildlife, social, ownership objectives or agricultural? There are numerous overlapping "values",

designations and legal restrictions – where does the ALR/ALC stand? For example, which has precedence – mule deer winter range or agriculture? Both can be designated for the same piece of land.

9. In the Cariboo, the average age of the farmer is high. Delays can lead to landowner action that could be deemed inappropriate. What then? As an example. The writer is a farmer aged in the late 80's. If it takes 3 to 10 years to make a land use decision, that could well be 25% to 100% of the projected life expectancy of the applicant. There is no possible way the writer would wait that long or even participate in the process.
10. What action is taken by the ALC if an owner shows absolutely no intention of using their land for agricultural purposes, but “trashes” the land with recreation activities for the family and friends (or merely does nothing)?
11. Why are agricultural value assessment methods different from one area of the Province to another area? For example, the writer's farm is located at some one thousand meters above sea level, and is included in the ALR, and crops reflect the location and site types. Why are similar areas (similar in productivity potential) in the lower mainland built over with houses when there is plenty of side slope areas (inappropriate for “agriculture”) available on which to build?
12. Why is it that building and other permit applications can be dealt with in a timely manner but an ALR exclusion application takes years?
13. With the downloading onto the CRD, (with no apparent cost recovery possible except the local taxpayer), yet another tax burden has been imposed on the local residents. This is yet a further negative on wealth creation on an already relatively financially poor area.
14. In view of the continuing amendments (see reference documents circulated) and downloading implications, the ALR/ALC concept needs revisiting and redefining. It's archaic and in many instances, inappropriate (see following comments and land use).
15. A possible solution to this dilemma is for the ALC decisions to be made locally, reflecting local knowledge, community values and planning decisions, decision based jointly on local land use (OCP proposals) and Provincial agricultural guidelines. The local regional district (e.g. the CRD) planning department, with a staff funded fully or partially (funding

levels depending on time requirements) by the Provincial government (via the ALC). The process would involve the approval by the APC and the CRD, and could be dealt with in a timely manner, similar to any CRD permitting process, the ALC acting as the central data processing agency, and carrying out spot audits as considered appropriate. Thus the decisions would be based on local planning needs, coordinated with the OCP (the basic, dynamic planning instrument), and updated as appropriate and required. Staff training to familiarize the staff person with the ALC mandate, could be carried out, the ABCM could well be used to ensure uniformity of application.

APC – SOCIAL CONTRACT – December 2020

There comes a time when “down-loading” meets with resistance. All levels of government are guilty of this downloading activity although the more senior the level, the more it is practiced. The practice leads to progressive downloading until the burden hits the bottom line – the taxpayer.

All levels of government need, on occasion, to be reminded that they do not create wealth. They may stimulate wealth creation, but it is the non-governmental sector that carries out this task.

The “social contract” the wealth creators (i.e. the working person) have given government should be borne in mind (by government) when making decisions that impact the activities (in a potentially negative way) of the wealth creators. Government needs to be reminded that the concept of the social contract is not new, but was articulated in considerable detail by Socrates (about 350 B.C. Socrates eventually being executed for socially oriented views), and argued with some vigour by, among many others, John Locke (1632-1704), although contradicted with equal vigour by Thomas Hobbes in 1651.

Indeed, there are many examples of resistance to downloading (or increasing taxes and more burdensome regulations. We could even look at the process that led to the drafting of the Magna Charta (1215), although in this instance, it was not the working man but the landowners who brought pressure on King James. Mind you, the large land owners of the day had considerable muscle to back up their demands.

Checks and balances are required in any democracy, although at the present time, the government has created lots of checks with fewer and fewer balances. The present situation (the ALC exclusion) creates yet another check (or at least such a delay that an applicant could be excused for giving up and ignoring the ALC decision. Indeed, one might look at the way in which this process is being carried out as yet another check on the right of the individual land owner to manage their land as they wish. There is no balance on the ALR exclusion proposal.

It is fully understood that there have to be a number of “social checks”, and the working public (the wealth creators) have given government the right to

implement and enforce them. However, there comes a limit when government (or “quangos”, NGO’s, environment extremists or whomever) overstep the mark and need reminding that hiding behind legislative power that they have been granted (or in some instances “taken”), there can be repercussions. “Down-loading” shifts the fanatical burden to the wealth creators – someone has to pay and there is only one taxpayer, regardless of which level of government is responsible for the action, thus decreasing the creative efforts of wealth creators and negatively impact and the overall economy of the community.

I do not advocate the action that John Locke would take in extreme situations of social contract violation, but the proposal by the ALC (which appears to be in the process of implementation), raises the question of whether the ALC mandate should be reviewed. We do not need yet another brick in the wall that is being constructed by the government. This is merely an example of quango bureaucratic behaviour currently being exhibited (although the legal sector thrives on such situations). This situation (downloading) is not limited to the current ALC “proposal”, but to all actions that negate the initiatives and efforts of the wealth creators.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'I' advisory planning commission finalized on the 20th of December, 2020

INVOLVED IN DISCUSSION: Members Jennifer Roberts, Joann Taylor, Phil Megyesi and
Secretary Maureen Murray

COPIED TO: Area I Director Jim Glassford

PROPOSED AGRICULTURAL LAND RESERVE (ALR) LANDOWNER EXCLUSION APPLICATION POLICY

After much discussion through e-mails and after listening to the staff explanations in a conference call on December 8, 2020 and reviewing reports on this matter from CRD staff dated September 9, 2020 which included various options to this policy:

AREA I APC MEMBERS recommend that Option 5 included in such staff report be rejected as the new ALR Landowner Exclusion Application Policy.

AND THAT Area I APC members recommend that the Cariboo Regional District ALR Landowner Exclusion Applications for a particular area be compiled by staff and be brought to the CRD Board for consideration at regular intervals, such period considered to be every two or three years.

CARRIED

Certified correct,
Maureen Murray,
Area I APC Volunteer Secretary

JAN 12 2021

Referred To

File No: 3015-01

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area T, advisory planning commission held ⁱⁿ on
Dec + Jan in the teleconference, located at Tatla Lake, BC, commencing
 at

PRESENT:Chair Dave Clark

Members

Linda Armstrong, Deborah Kamnitschesser,
Leslie MiltonRecording Secretary Johanna Kirby

Owners/Agent, or

☐ Contacted but declined to attendABSENT: Tolin Pore, Terra HatchALSO PRESENT: Electoral Area Director Gerald Kirby
Staff support (if present)Agenda ItemsCRD DRAFT ALR EXCLUSION POLICY

#4 / #5 : "THAT the draft CRD ALR Exclusion Policy be supported/rejected for
 the following reasons:

i) these are reasonable options given the
expense and time commitment of staff needed
to address applications.

ii) we do however recommend a minimum number
of applications trigger an earlier response.

For: 5 Against:CARRIED DEFEATEDTermination

/

: That the meeting terminate.

CARRIED

Time:

Recording Secretary

Chair

Dave Clark
ok'd by email.

Additional Notes

Area J APC

7pm January 5, 2021. APC Meeting and including one of the three CRD info teleconferences

Attending teleconference meetings:

Lynda Armstrong, Dave Clark, Leslie Milton, Deborah Kannegiesser, Johanna Kirby

CRD rep, Gerald Kirby.

The feed back we have is as follows:

If the applications are going to be addressed all at the same time, ie every two years, would it be feasible to have a minimum number of applications, ie 5, trigger an earlier address to said applications?

Dave Clark

I would like to see the CRD influence the ALC to treat the Cariboo and other areas differently to reflect the differences in agricultural value of land across the Province.

It seems poor quality agriculture land here has been pushed forward to be included in the Reserve in order to let highly viable agriculture land in more heavily populated areas be excluded.

Making a living off the land should not mean more regulations on the land. The CRD should support it's communities and agricultural base by facilitating the owners own land use plans, especially in areas far from an OCP.

Costs, location and timeliness are critical in any land use decision and the CRD must commit to a community supportive policy.

An inventory should be a first step along with an Ad Hoc committee of all Regional District governments,

A landowner appeal process also seems mandatory.

Here in Area J we have many communities with declining populations and at risk of declining services. More people means more homes and subdivision of some ALR lands could provide desirable lots, to allow for the health and growth of the population.

Another area of consideration is The Accord, which will be granting more land to Native Title has limited crown land and made it unavailable to many communities.

Area J APC continued

Deborah Kannegiesser.

Lastly

1. that there are so few applications for any changes esp for exclusion to the ALR that review needs to happen in a timely manner w/l 2 years max.comprehensive plan for ALR

2. If the Provincial Commission is turning this to municipal regional districts, Provincial funding needs to support the added responsibilities.

3. A comprehensive plan for regional ALR needs to be established w/l optimally a 5 year time period to assist in making decisions.

1. that there are so few applications for any changes esp for exclusion to the ALR that review needs to happen in a timely manner w/l 2 years max.comprehensive plan for ALR

2. If the Provincial Commission is turning this to municipal regional districts, Provincial funding needs to support the added responsibilities.

3. A comprehensive plan for regional ALR needs to be established w/l optimally a 5 year time period to assist in making decisions.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L', advisory planning commission held on 4 Jan 2021
in the at per phone, located at , BC, commencing 7:02 pm

PRESENT:

Chair Alan Boyd
Members Ursula Hoft Art Grumard
Steve Brown
Justin Grumard
Sharon Holushko
Recording Secretary Inga Udelft
Owners/Agent, or Nigel Henningway
☐ Contacted but declined to attend

ABSENT:

Peter Bontor

ALSO PRESENT: Electoral Area Director

Willow McDonald

Staff support (if present)

Agenda ItemsCRD DRAFT ALR EXCLUSION POLICY

Steve Brown made motion : "THAT the draft CRD ALR Exclusion Policy be supported/rejected for the following reasons:

i)

to recommend option 4 as the most acceptable version, with a maximum 2 year turnaround

ii)

Consensus was a general displeasure with the CRD having to take on this added task.

For: 7

Against: ✓

CARRIED/DEFEATED

Termination

Alan Boyd / motioned

: That the meeting terminate.

CARRIED

Time: 8:03 pm

Inga Udelft
Recording Secretary

Alan Boyd
Chair



Adam Vienneau <1982adamv@gmail.com>

Fwd: ALC comments

1 message

Inga Udluft <ingaudluft@gmail.com>

Mon, Jan 11, 2021 at 9:05 AM

To: ~~1982adamv@gmail.com~~

----- Forwarded message -----

From: **Sharron Woloshyn** <sharronw@bcwireless.com>

Date: Mon, Jan 4, 2021, 21:45

Subject: ALC comments

To: <ingaudluft@gmail.com>

- since our area ALR is small patches of land all over over the place, and requests for exclusions are not that common, I question whether " blocks" of exclusion requests are more appropriate for larger areas of the province...like Delta and not so applicable to rural residential areas.

- since I am not aware of the criteria the ALC has used in the past for its decision making, for us (the CRD) to be part of a process that can only "support" exclusion, I think we need to understand fully, the ramifications of our support...particularly if there is a change to the swap ratio of land in/ land out of the ALR. At what level of ownership, stewardship or governance is that swap equation determined and how?

-using the Fawn Lake Resort application as an example...what is the risk to landowners and the CRD if land use is currently not in compliance with ALR land use? Can we find out the status of ALR land use? Has the ALC shifted some unknown liability to the CRD through this legislative change? Could that, in effect, negate all future exclusions?

-since there are restrictions on land use within the ALR, and exclusion from the ALR is going to be harder, take longer, etc...is there a possibility of looking closer at changing the land use guidelines within the ALR? Then, the land stays in the ALR for future agriculture but it is allowed to be developed to meet current appropriate and useful use...again, using Fawn Lake Resort as an example. The cabins could be demolished in 60 years and a 2 acre hay field could be put in their place...hypothetically.

-the ALC seems to be looking only at the big picture, yellow blobs on a map of British Columbia. We are more aware of the needs of our neighbours and our community. The new policy needs to be a compromise of these two views...at the very least.

I hope these comments make sense.

Thanks for your good work!

Happy trails and sails!

Sharron

Addendum to the comments recorded at teleconference meeting of Area "L" APC

JAN 4, 2020

Many strong comments were voiced regarding the C.R.D.'s levels of existing service and their abilities to assume any more, non were complementary, I shall proceed to voice my own thoughts.

My own experience with the By-Law enforcement officer has resulted in no positive results. In my estimation this function should be totally discarded, as the by-laws appear to be unenforceable with no teeth attached .

With the exception of the head Building inspector in W.L. the lack of training and experience creates nothing but ill will towards the whole process.

The planning Dept., also, is either poorly trained or lacking in dedication to the function. The poor service by said Dept. has cost many unwarranted delays and unnecessary additional costs to worthy projects within our area.

In closing , I feel that the CRD is taxed beyond the limits of it's capabilities now and should simply tell the Province that without the provision of an appeal process and additional funding to recover the costs of dealing with ALR/ALC issues then the Province should recind the legislation and have the ALC deal with the applications for exclusion themselves.

Alan G. Boyd , Former Chair of the CRD Planning Dept.

Alan G. Boyd