

**VILLAGE OF CACHE CREEK, BRITISH COLUMBIA**  
**SPECIAL MEETING HELD THE 24<sup>th</sup> OF OCTOBER, 2022 VOLUME 37, PAGE 126**

Present: Councillors Lisa Dafoe, Wendy Coomber, Sue Peters and Annette Pittman

**Staff:**

Chief Administrative Officer Damian Couture  
Chief Financial Officer Cristina Martini

**Press & Media:**

Jessica Clement: The HUB Online Network

**Public:**

One member of the public was present

1. **ORDER:**

Councillor Peters called the meeting to order at 6:00 pm.

2. **PUBLIC HEARING:**

Councillor Peters read the following opening statement:

This public hearing is being convened pursuant to Section 890 (1) of the Local Government Act in order to consider the proposed Village of Cache Creek Zoning Amendment Bylaws No. 6-003 and 6-004, 2022.

At this public hearing the public will be allowed to make presentations to Council. All persons present who believe that their interest in property is affected by the proposed Bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw.

We will first hear from those persons that have requested in writing to appear before Council to address this issue. We will then ask the general public present if there is any person who wishes to speak on the proposed Bylaw.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this public hearing to debate the merits of the proposed Bylaw with individual citizens.

Everyone shall be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making their views heard.

Any written submission received prior to 12 noon Monday October 24, 2022 will be read to the hearing in its entirety.

To maintain order during the hearing and to ensure everyone has a reasonable opportunity to be heard, the following rules of procedure have been established for Public Hearings:

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1. Only the Village of Cache Creek Zoning Amendment Bylaws No. 6-003 and 6-004, 2022 are being considered at this public hearing.
2. Each Speaker will be permitted to address the hearing twice. Your initial presentation will not be limited, providing your comments are relevant to the issues at hand and the hearing is not being obstructed.
3. After each person who wishes to speak has done so, a second opportunity to speak will be allowed, however each speaker will be limited to 10 minutes.
4. If further hearings are required we will reconvene additional hearings until each person has an opportunity to be heard.
5. To begin your presentation, please state your name for the record. Your name and comments will be recorded in the Minutes of this meeting and any reports generated from this Meeting.

Please observe these rules, and if you have any concerns with the manner in which the hearing is conducted please direct your comments to the Chair.

**Bylaw No. 6-003, Zoning Amendment, 2022**

CAO Couture stated that there were no written requests to present to Council but there is one written submission regarding this proposed amendment. A member of the public stated in writing that animals were not previously allowed in the Village in the past; in the past the Village cracked down on any farm animals. The member of the public stated we are a Village, not a farm. They specifically mentioned some historical information dating back to incorporation where farm animals were refused. Councillor Coomber stated that the Village has previously allowed these types of amendments for the properties on Lopez Creek Drive, and several homes up there have horses and chickens. Carol McLean stated that when she thinks of agriculture she thinks of water. She asked if the residents will be irrigating. Her understanding is they want 4 horses on 7 acres. With the existing house and outbuildings on the property the horses will be kept in a small enclosure and she heard they are going to graze on the hillside. She stated that bunchgrass does not support 4 horses for very long. She further wondered where the residents will exercise these horses. Carol McLean also stated that a horse will take 5 to 18 gallons of water per day; she is concerned that residents are under water restrictions so we should not be allowing animals that are going to use that much water. She also has concerns that other residents may have issues with the smell of farm animals. She is also concerned that in the past she asked to have animals and was told it was not possible but now it is being allowed. She is concerned for the safety of the animals and the water use.

Councillor Pittman asked CAO Couture if all of the neighbours had been contacted regarding these two bylaw amendments. CAO Couture replied that given the area of the amendments staff opted to put notice in the paper, and on our website so that the entire community was notified. The office did not receive any other formal questions or statements from the public.

Carol McLean stated that reading the amendment application in the paper she was unsure what it meant because it only stated "semi agricultural" so it could have meant growing crops. Would they need to irrigate as that uses a lot of water. It was not stated in the paper what semi agricultural was for. She feels if there were more clarification it would be easier for

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people to be engaged. She did not know until she came in here that it was going to be for horses and chickens. CAO Couture replied that when the Village advertises to people about changes to the zoning bylaw we have to say what the new zoned use would be so while their intent may be horses they can use the property for any of the uses described by the new zoning; they are not limited to what they originally state as being their intended use.

Councillor Peters asked CAO Couture if he could explain what is defined by "limited agricultural use". CAO Couture replied that the definition is that there can be no commercial/intensive farming operations. Councillor Pittman asked if it is like a hobby farm and CAO Couture replied yes, it would be like that.

Councillor Pittman asked if it is the current owners who are wanting to put the horses and chickens on the property? CAO Couture replied that that is his understanding. Councillor Pittman stated that the house is for sale so it is important that Council know exactly what the limitations to the zoning change are if the house were to sell. Councillor Pittman stated that she believes it is important that the neighbours be contacted.

Ellen Torgn asked where they are planning to have the horses fed? If they are grazing on crown land the owners must have a crown lease and follow a rangeland management plan; has this been considered? Councillor Peters replied that it is her understanding that the property they own is 7 acres and the horses will be contained within their private property so no lease is required.

Councillor Peters read the following closing statement:

Before closing this hearing I'm going to call three times for any further speakers on any of the matters contained in the proposed Bylaw.

For the first time, is there anyone who wishes to make any further representations?

For the second time, is there anyone who wishes to make any further representations?

For the third and final time, is there anyone who wishes to make any further representations?

There being no further speakers, I declare this public hearing on Bylaw 6-003, Zoning Amendment 2022 closed at 6:20 pm.

**Bylaw No. 6-004, Zoning Amendment, 2022**

CAO Couture stated there were no written submissions or requests to present on this item.

Carol McLean stated that Collins Road is very busy. With the Telus office there they often have to block traffic to load their cables. She is concerned about where people will park if this subdivision of property is approved. She stated she is concerned they want to make the church part of the property multi-residential. CAO Couture replied that there are no development permits in process at the time. The owners wish to make it so that the parcel can be smaller to allow the one parcel to be two parcels. Carol McLean is concerned about people speeding on Collins road and too many vehicles being parked on the road. She is

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concerned about people being crammed into small spaces and there being no parking as Collins is the only access to the lower part of town including Nugget, Winchester and Frontier Roads. Councillor Peters replied that yes, the parking is a concern but the public hearing is to do with the splitting of the lot into two. Parking concerns would be dealt with at a later point when any sort of development permit is applied for. CAO Couture replied that this application is to change the definition of a minimum parcel size from 550 square metres to 465 square metres. That will enable them to put a line between the two structures so that they could be sold separately.

Councillor Peters read the following closing statement:

Before closing this hearing I'm going to call three times for any further speakers on any of the matters contained in the proposed Bylaw.

For the first time, is there anyone who wishes to make any further representations?

For the second time, is there anyone who wishes to make any further representations?

For the third and final time, is there anyone who wishes to make any further representations?

There being no further speakers, I declare this public hearing on Bylaw 6-004, Zoning Amendment 2022 closed at 6:26 pm.

3. **COMMITTEE REPORTS:**

**A) Policy & Bylaw Review**

- Mayor Talarico and Councillor Peters

1) Zoning Amendment Bylaw No. 6-003, 2022

MOVED by Councillor Peters

SECONDED by Councillor Coomber

THAT Council give second reading to Zoning Amendment Bylaw No. 6-003, 2022.

CARRIED  
Councillor Pittman OPPOSED

MOVED by Councillor Peters

SECONDED by Councillor Dafoe

THAT Council give third reading to Zoning Amendment Bylaw No. 6-003, 2022.

CARRIED  
Councillor Pittman OPPOSED

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2) Zoning Amendment Bylaw No. 6-004, 2022

MOVED by Councillor Peters  
SECONDED by Councillor Dafoe  
THAT Council give second reading to Zoning Amendment Bylaw No. 6-004, 2022.

CARRIED  
Councillor Pittman OPPOSED

MOVED by Councillor Peters  
SECONDED by Councillor Dafoe  
THAT Council give third reading to Zoning Amendment Bylaw No. 6-004, 2022.

CARRIED  
Councillor Pittman OPPOSED

3) Permissive Tax Exemption Bylaw No. 2-009, 2022

MOVED by Councillor Dafoe  
SECONDED by Councillor Pittman  
THAT the “Village of Cache Creek Permissive Tax Exemption Bylaw No. 2-009, 2022” be given final reading and be adopted as presented.

CARRIED UNANIMOUSLY

5. **STAFF REPORTS:**

6. **NEW BUSINESS:**

7. **QUESTIONS FROM THE PUBLIC:**

8. **QUESTIONS FROM THE PRESS:**

9. **ADJOURNMENT:**

MOVED by Councillor Dafoe  
SECONDED by Councillor Coomber  
THAT Council adjourn the meeting at 6:31 pm.

CARRIED UNANIMOUSLY

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Susan Peters, Acting Mayor

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Damian Couture,  
Chief Administrative Officer

I hereby certify the foregoing to be a true recording of the Minutes of the Special Meeting of Council held the 24<sup>th</sup> day of October, 2022 E. & O.E.E.

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Corporate Officer