



Village of Sayward

PUBLIC HEARING MINUTES

May 12, 2026
Village of Sayward
Council Chambers
652 H'Kusam Way
Sayward, BC

Present: Mayor Mark Baker
Councillor Scott Burchett
Councillor Debbie Coates
Councillor Jason Johnson
Councillor Sue Poulsen

In Attendance: Andrew Young, MCIP, RPP,
Chief Administrative Officer and Corporate Officer, Village of Sayward
Jennifer Redshaw, Office Administrator, Village of Sayward
Kevin Brooks, MCIP, RPP Division Manager - Planning
McElhanney Consulting
Keltie Chamberlain, MCIP, RPP, MCIP, Land Use Planner II
Strathcona Regional District

1. Call to Order

The Public Hearing was called to order at 6:00 pm.

2. Purpose of today's Public Hearing

The purpose of the May 12, 2026 Public Hearing is to consider opinions related to two proposed bylaws and invite the public present at the hearing to speak and provide comments about the proposed bylaws. Each proposed bylaw will be considered separately, and members of the public will be given a maximum of five minutes to speak and provide comments respecting the proposed bylaws in turn. If you have a written submission to make, please be advised that all written submissions, including names and addresses, will become part of the public record and will be included in the Minutes of the Public Hearing. Please also be advised that the Village of Sayward video records its Council meeting including Public Hearings. Following the close of the Public Hearing, no further submissions or comments may be accepted by Council with respect to the proposed bylaws.

3. The first of the proposed bylaws to be considered:

- a. Bylaw No. 520, 2026 – a Bylaw to Amend Official Community Plan Bylaw No. 308, 2000 as amended.

Note: Additional background about Bylaw 520 is included in the Public Hearing package including a report to Sayward Council dated April 14, 2026.

Kevin Brooks, MCIP, RPP Division Manager- Planning, with McElhanney Consulting provided an overview of Bylaw No. 520, 2026 which is a Bylaw to amend the Village of Sayward's Official Community Plan Bylaw No. 308, 2000 (as amended) to ensure the municipal OCP complies with the provisions of *Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023* which act is intended to increase the housing supply across British Columbia.

Following the completion of Kevin Brooks' remarks, CAO Young stated that he had been contacted by Robert Van Brocklin about Bylaw No. 520, 2026 who had indicated that he intended to attend the public hearing to speak on the proposed bylaw. Mr. Brocklin was not present.

Mayor Baker then asked if there were any members of the gallery who wished to provide remarks to Council on Bylaw 520. Mayor Baker then asked a second time if there were any members of the gallery who wished to provide remarks to Council on Bylaw 520. Mayor Baker then asked a third and final time if there were any members of the gallery who wished to provide remarks to Council on Bylaw 520.

There were no public comments regarding Bylaw No. 520, 2026. The Public Hearing for the bylaw was then declared closed.

4. The second of the proposed bylaws to be considered:

- a. Bylaw No. 521, 2026 – a Bylaw to Amend Zoning Bylaw No. 309, 2000 as amended.

Note: Additional background about Bylaw 521 is included in the Public Hearing package including a report to Sayward Council dated March 24, 2026.

Keltie Chamberlain, MCIP, RPP, MCIP, Land Use Planner II with the Strathcona Regional District provided an overview of Bylaw No. 521, 2026 which is a Bylaw to amend the Village of Sayward's Zoning Bylaw No. 309, 2000 to:

- Prohibit placement of single and double-wide mobile homes (manufactured homes) including on Residential One (R-1) zoned properties;
- Increase the security required for residential occupancy of recreational vehicles during construction of a dwelling unit under approved building permit; and
- Update Section 107 Penalty in the Zoning Bylaw to align with the updated provisions of the Community Charter.

Dan Jones of 737 Sayward Road asked if written comments would be accepted after tonight. Mayor Baker confirmed that the Public Hearing is the last opportunity for the public to provide comments. Mr. Jones asked if the purpose of the bylaw amendment is to prevent mobile home parks. Keltie Chamberlain responded that a mobile home park could still be proposed under a separate application. She also confirmed that existing single and double-wide mobile homes would be considered as legal non-conforming, so the Zoning Bylaw amendment would apply only to new developments.

Mr. Jones then asked why mobile homes should be prohibited as they are a source of property tax revenue and also inquired about tiny home developments. Keltie Chamberlain responded that the Village does anticipate applications to vary the width of new housing developments due to the popularity of tiny homes. She also mentioned that tiny homes built to BC Building Code are considered permanent dwellings. Dan Jones also inquired about the report's notation that hooking up to services is difficult. Keltie Chamberlain clarified that the report mentioned that Recreational Vehicle (RVs) can be hooked up to services for a maximum of 365 days with a valid building permit, and that sometimes RVs are not hooked up and left in place causing non-compliance issues. Lastly, Mr. Jones requested that Council not support the proposed bylaw amendment and focus instead on housing people and generating tax revenues.

Mayor Baker asked if there were any members of the gallery who wished to provide remarks to Council on Bylaw 521. Mayor Baker then asked a second time if there were any members of the gallery who wished to provide remarks to Council on Bylaw 521. Mayor Baker then asked a third and final time if there were any members of the gallery who wished to provide remarks to Council on Bylaw 521.

There were no other public comments regarding Bylaw No. 521, 2026. The Public Hearing for the bylaw was then declared closed.

5. Adjournment

The Village of Sayward Public Hearing adjourned at 6:25pm.

Original signed by "M.Baker"
Mayor

Original signed by "A.Young"
Corporate Officer