



DISTRICT OF COLDSTREAM

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"Rural Living At Its Best"

OFFICE OF THE MAYOR

File: 0410-01

May 9, 2023

Honourable Ravi Kahlon
Minister of Housing
Room 248 Parliament Buildings
Victoria BC V8V 1X4

VIA EMAIL: ravi.kahlon.MLA@leg.bc.ca

Dear Honourable Kahlon:

Re: Homes for People Action Plan

At their Regular meeting held on May 8, 2023, the District of Coldstream passed the following resolution:

"THAT the Mayor be authorized to send a letter to the Minister of Housing, with copies to the MLA for Vernon-Monashee and all members of the Union of British Columbia Municipalities, regarding the recently announced action plan "Homes for People" and request that the Minister take into consideration the following:

- 1. the diversity and size of communities throughout the province and their unique housing needs;*
- 2. the differences between rural and urban communities and their availability of infrastructure; and*
- 3. the significant impact on existing local infrastructure capacity to service increased development and density;*

AND THAT the Minister be further advised that the District of Coldstream is concerned that broad legislative changes may curtail the local planning authority vested in local governments and expressed in their Official Community Plans and Zoning bylaws, for which significant public input has been received and accounted for in these important planning instruments.

In addition to the points enumerated above, we would also bring to your attention that a large portion of Coldstream is served by septic systems, which are not equipped to manage the type of densification the Homes for People Action Plan contemplates. To provide the appropriate infrastructure would have a considerable financial impact to our residents without guaranteed and predictable funding/grants from the Province.

A good portion of Coldstream is in the Agricultural Land Reserve (ALR); as such, we have concerns regarding the potential conflict between residential and agricultural land use. We have struggled with this very issue in recent years as have other communities surrounded with rural areas and have experienced development pressure.

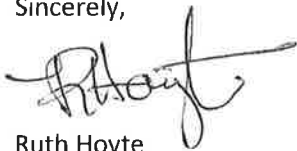
The portion of Coldstream that would be characterized as urban is very much residential and we lack access to local services such as shopping, health care, employment, and transit. These types of services and amenities are located in Vernon, a neighbouring community which acts as a the commercial 'hub' for many of our residents.

The District of Coldstream values and is known for our carefully managed growth which has always respected the wishes of the members of this community. Our Official Community Plan and Zoning Bylaws have been developed with considerable input from the residents. Coldstream is a desirable place to live, farm and enjoy the abundance of natural amenities we are fortunate to have. We have worked diligently to balance the need for a variety of housing types and density with moderate growth while preserving the much sought after rural lifestyle that Coldstream is known for.

Respectfully, we request you consider that there are other communities, just as unique as ours, for which a province-wide, "one-size-fits-all", approach to increasing housing supply may not be in their best interest and may result in communities that no longer resemble the ones that people chose to live in. If the Province targeted support to communities either better suited or desirous of increased density, British Columbians would have the ability to choose the housing type and the community that is the best fit for them.

We thank you for your thoughtful consideration of our concerns on this very important initiative.

Sincerely,



Ruth Hoyte
Mayor

cc: Council, District of Coldstream (via email)
MLA Harwinder Sandhu (Harwinder.sandhu.MLA@leg.bc.ca)
Members of the Union of British Columbia Municipalities