



THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: January 23, 2017 FILE: 2016-1787
TO: Linda Tynan, Chief Administrative Officer
FROM: Dean Strachan, MCIP, RPP, Director of Development Services
SUBJECT: OCP Amendment and Rezoning – 13610 Banks Crescent

STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. *THAT the public comments and questions received through the January 16 open house and January 19, 2017 question and answer session be received;

AND THAT Staff schedule a second question and answer session for January 31, 2017 at 6:30 pm at Centre Stage Theatre (9536 Main Street).*
2. *THAT Staff be requested to meet with the applicants and representatives of the Fresh Water Fisheries Society of BC to review the concerns raised in relation to the hatchery facility and the aquifer water source and report back to Council.*

PURPOSE:

To receive the public comments and questions collected at the January 16 open house and January 19 question and answer session. To determine next steps of the process.

BACKGROUND and DISCUSSION:

The comment sheets and letters received at the two public input sessions have been attached for reference and review. Two petitions were submitted at the January 19 session which is being reviewed and will be forwarded to Council and added to the information on the application available to the public.

At the end of the January 19 question and answer session there were additional people wishing to speak. Therefore, Staff have recommended that a second session be scheduled when the facilities are available. At the end of the second session if there are still people with questions they would be asked to submit their questions in writing.

The subject application has several complex components. As a result, there remain many outstanding questions and facts. However, the importance of potential impacts to the fish hatchery for Council and the community has resulted in the recommendation to Council that this item be addressed before we proceed with addressing other issues.

The Fresh Water Fisheries Society of BC who owns and operates the fish hatchery has expressed concerns in relation to potential impacts on their hatchery from the proposed development. As noted, it is recommended that a review these concerns with the applicants and the hatchery prior to the application proceeding further.

If the issues and concerns with the hatchery can be addressed or resolved, then Staff would recommend additional study and review be conducted. Several questions and concerns around off site infrastructure and servicing require additional review and study to determine what works may be required, including the following:

1. Revised and updated Environment Assessment Reporting in accordance with the District of Summerland Terms of Reference for Environmental Reports;
2. Preparing of a District Revenue Analysis by the Finance Department;
3. High level plan for upgrades required for road section determined through the traffic study to be upgraded from local roads restricting truck use to collector roads permitting truck use;
4. Sanitary sewer service modelling for full build out of lift station and mains in service catchment area;
5. Identify the preferred water service option and what off site works would be required;
6. Additional storm water design including off site line routing plan; and
7. Additional electrical design and modelling for onsite construction purposes as well as potential off site upgrades required.

Additional areas of review and study may be identified following receipt of additional comments and questions.

LEGISLATION and POLICY:

At their Regular Meeting of November 14, 2016, Council granted First Reading to Official Community Plan Amendment Bylaw No. 2016-042 and Zoning Bylaw Amendment Bylaw No. 2016-043.

At any time Council could consider Second Reading of the Bylaws and/or to continue to progress with the application to Public Hearing.

FINANCIAL IMPLICATIONS:

There are no financial implications anticipated to result from the subject recommendations.

CONCLUSION:

A significant number of input submissions and questions have been received to date and are now available for Council's review. As the question and answer session finished with people still wishing to speak a second session is recommended. As the concerns with the potential impacts on the hatchery have yet to be addressed it is recommended that Staff work with the applicants and the hatchery prior to proceeding further with the application.

OPTIONS:

1. Move the motion as recommended by Staff.
2. Refer back to staff for other options.
3. Provide direction to Staff on how to proceed.

Respectfully Submitted,



Dean Strachan, MCIP, RPP
Director of Development Services

Approved for Agenda



Linda Tynan, CAO Jan 23, 2017