



## PUBLIC HEARING AGENDA

Tuesday, October 13, 2015 - 7:00 PM  
Council Chambers  
Municipal Hall, 13211 Henry Ave.  
Summerland, BC

Page

1. **Call to Order**

2. **Public Hearing**

2.1 Bylaw No. 2015-025, "Amendment of Official Community Plan Bylaw (2014) (35888 Garnet Valley Road)"

AND

Bylaw No. 2015-026, "Amendment of Zoning Bylaw No. 2000-450 (35888 Garnet Valley Road)"

*If Bylaw No. 2015-025 is adopted, the subject land will be redesignated from Open Space to Agricultural.*

*If Bylaw No. 2015-026 is adopted, an inadvertent zoning error will be corrected, and the property will be rezoned from PP - Preservation and Protection to A2 - Agricultural Large Acreage.*

*Recommendation:*

***THAT the Public Hearing for Bylaw No. 2015-025 and Bylaw No. 2015-026, be terminated.***

2.2 Bylaw No. 2015-024, "Amendment to Zoning Bylaw No. 2000-450 (Breweries, Distilleries and Meaderies)"

*If Bylaw No. 2015-024 is adopted, a text amendment will take place to Schedule A of the Zoning Bylaw No. 2000-450 to allow breweries, distilleries and meaderies as permitted uses in the A1 and A2 Zones.*

*Recommendation:*

***THAT the Public Hearing for Bylaw No. 2015-024, be terminated.***

2.3 Bylaw No. 2015-027, "Amendment of Zoning Bylaw No. 2000-450 (Hunters Hill Cluster Development)"

*If Bylaw No. 2015-027 is adopted, a text amendment will take place to Schedule A of Zoning Bylaw No. 2000-450 to allow cluster development on two properties in the CR1 - Country Residential Zone.*

- *Correspondence received up until date agenda published attached*

*Recommendation:*

***THAT the Public Hearing for Bylaw No. 2015-027, be terminated.***

**3. Adjournment**

3.1 Adjourn Meeting

*Recommendation:*

***THAT the Public Hearing, be adjourned***

**Katie Karn**

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**Subject:** RE: OCP and Zoning Amendment Application - 19013 Bentley Road, Hunters Hill

**From:** Beaupre, John [<mailto:John.Beaupre@interiorhealth.ca>]  
**Sent:** September 29, 2015 11:22 AM  
**To:** Dawn Boothe  
**Cc:** Ian McIntosh  
**Subject:** OCP and Zoning Amendment Application - 19013 Bentley Road, Hunters Hill

Dawn Boothe  
Development Services  
District of Summerland  
13211 Henry Avenue  
Summerland, BC

Dear Ms. Booth:

**Re: Application for Official Community Plan & Zoning Amendment, District Lot 1179 ODYD, Plan B1755, 19013 Bentley Road, PID #011-764-732, Roll #2026.000**

Thank you for the opportunity to provide comment on the above referenced proposed OCP and Zoning Amendment from the viewpoint of our policies and regulations governing wastewater disposal and water supply.

The proposed OCP and Zoning amendments would allow for the proposed 68 residential lot subdivision to be developed on the subject property. This office has no objection to the proposed subdivision being serviced by the existing Summerland community water system however there is a concern regarding the proposed sewage collection and treatment systems to service the development.

Information provided indicates the development will not be connected to Summerland's sanitary sewer system but would be serviced by common onsite sewerage systems shared by clusters of residential lots. For developments of this size this office recommends they be serviced by community sanitary sewer systems. In instances where a community sanitary sewer system is not available for connection and shared sewerage systems are proposed to service the development we recommend against creating multiple shared sewerage systems in favour of one large common system to service the entire development.

We recommend one large system over several smaller systems for reasons of easier governance, maintenance, and operation as well as economy of scale.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)  
Environmental Health Officer  
Interior Health Authority  
Penticton Health Protection  
105 – 550 Carmi Avenue, Penticton, BC, V2A 3G6

**Katie Karn**

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**Subject:** RE: Hunter's Hill Public Hearing

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**From:** HEIDI DEGAGNE

**Sent:** October 7, 2015 7:36 PM

**To:** Mayor and Council <[council@summerland.ca](mailto:council@summerland.ca)>

**Subject:** Hunter's Hill Public Hearing

I support the Hunters Hill cluster development option because creating an 84 acre park preservation area is a fantastic opportunity for recreation. Even though I live in Penticton, I spend a lot of recreation time in Summerland and would love to experience the parks and trails in that area of Summerland at Hunters Hills.

Heidi DeGagne  
Penticton, B.C.

**Katie Karn**

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**Subject:** RE: Hunters Hill

**From:** Serena Burdick

**Sent:** October 8, 2015 11:49 AM

**To:** Mayor and Council <[council@summerland.ca](mailto:council@summerland.ca)>

**Subject:** Re: Hunters Hill

To Whom it May Concern,

I am writing in favour of the proposed cluster development on Hunters Hill in Summerland, BC. I believe that by creating an eighty-four acre park with wetlands, grasslands, and rock bluffs that include wildlife corridors, we are creating an educational opportunity here in Summerland.

As a young family, we anticipate enlightening potential through this development, and would like to stand in support of this proposal.

Regards,

Wes and Serena Burdick and Family  
Summerland, BC

To Mayor and Council:

Regarding: Hunters Hill Cluster Rezoning

October 9, 2015

As adjacent property owners to this proposed development we would like council to know we support this rezoning application. It is important to us that any development of this property fully enhances and encourages the best possible potential that is inherent within this parcel of land.

We have spent a good deal of time familiarizing ourselves with every aspect of both possible subdivision outcomes for Hunters Hill.

We now feel we can confidently and enthusiastically support the proposed Cluster zoning for the following reasons:

A Cluster zoning ensures the best maximum density is placed within these non - ALR lands thus reducing future pressure on Summerland's farmland.

The establishment of a Cluster housing option will leave a large portion of this property in its natural state. This will provide minimal impact to the land and resident wildlife while also creating unique and beautiful surroundings for people to enjoy.

As professionals in the housing industry we endeavor to keep current of new directions in building and development. We consider the Cluster zoning option to be far more advanced and forward-reaching than the original proposal.

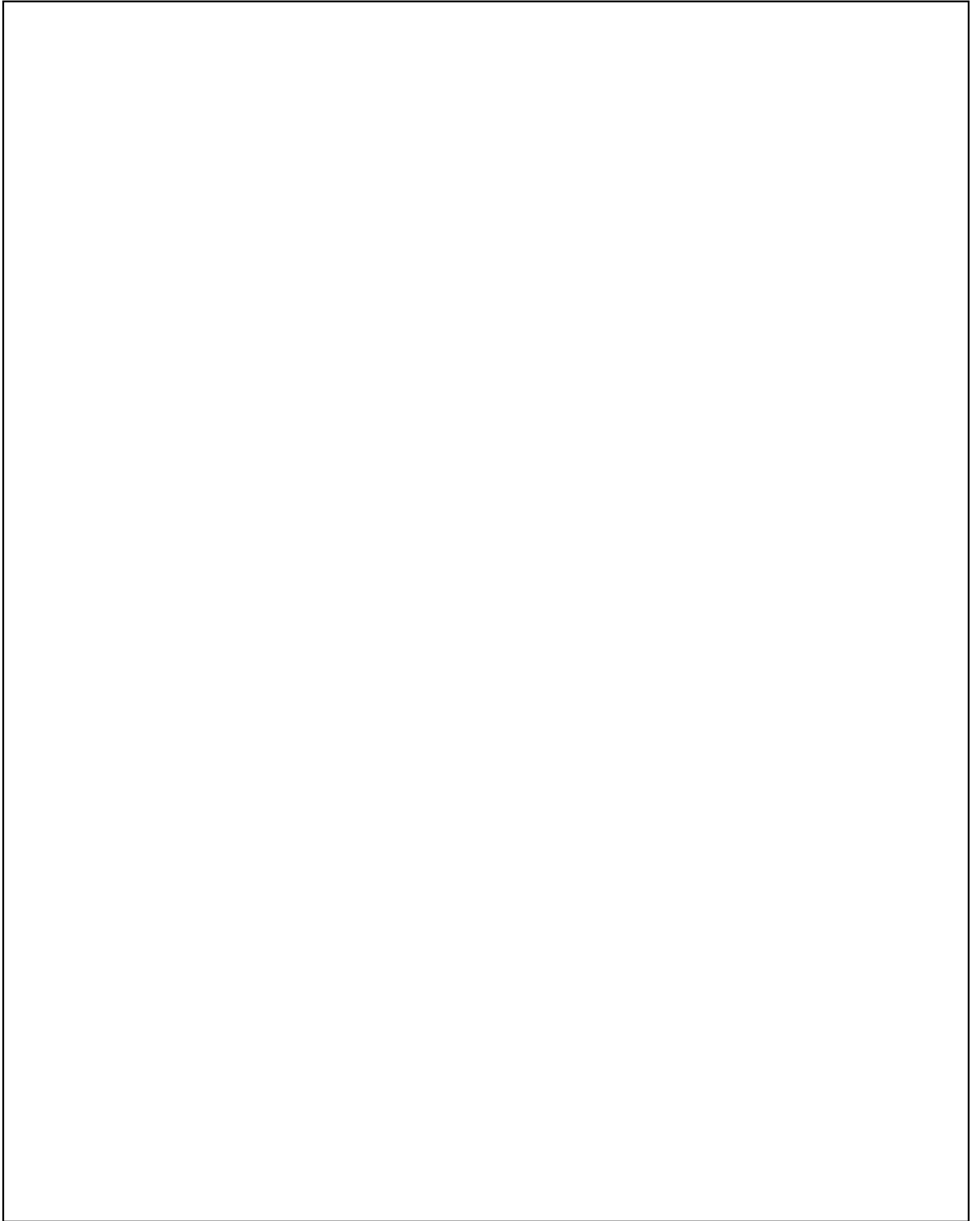
We believe the proposed Cluster option will also promote a stronger sense of community within itself which is the primary foundation that undergirds all healthy towns.

We understand that developing a town is a constant balance between providing for growth and expansion while maintaining the integrity of the land. We also firmly believe Summerland must make the best use of its non- ALR lands when they become available to provide future housing.

In our view, the option of Cluster zoning is the perfect arrangement for this property. It provides the highest and best use of this land while maintaining balance. Therefore, we encourage council to support this rezoning request.

Sincerely, Victor and Karen Martens

Summerland, BC



RECEIVED  
OCT 08 2015  
DISTRICT OF SUMMERLAND

October 7 2015

Summerland Mayor and Council:

Thank you for approving the First Reading regarding the Hunters Hill Cluster Option.

We would like to clarify some of the points brought up at the First Reading in advance of the Public Hearing slated for October 13, 2015.

As a Summerland based Real Estate Company our track record is one of consistent compliance with all Provincial and Municipal regulatory requirements.

Our previous development work with the District of Summerland includes:

1. The 22 lot residential subdivision on non ALR land, Jewel Place.
2. The 12,000 square foot Summerland Lodge that we rebuilt to create a 22 unit seniors living facility that is now owned and operated by Angus Place Housing Society.
3. Hunters Hill Development and subdivision.

We have been involved in this project for over 10 years. After extensive negotiations over a 2 year period, the neighborhood plan was approved one year ago.

The approved plan envisioned a total development of the property into one hectare lots. We decided to embark on the present cluster option because we believe it to be in Summerland's best interests.



We would ask you to keep this track record in mind when we state unequivocally that we intend to fully comply with all the regulations before a subdivision is approved. In particular the regulations relating to Waste Water & Environmental:

#### A - Waste Water

- We have met with the Interior Health Authority and the Ministry of Environment staff who have assured us that onsite waste water solutions are allowable and viable, with established, enforceable regulations in place.
  - Onsite systems are recognized as a permanent, long term, decentralized approach to sustainable, environmentally friendly waste water management.
  - These modern systems are designed to treat the effluent fully, then disperse it, with little or no impact to the environment.
  - The requirements include monitoring and back up to ensure they are as reliable as other alternatives, especially given the advanced treatment technologies.
- We have consulted with two independent engineering firms and four independent waste water firms thus far.
  - These professionals have unanimously advised that the extensive engineering and detailed design of the system(s) will take place in conjunction with the overall design, after zoning is in place and before subdivision approval.

- These experts fully agree that onsite solutions are viable for the Hunters Hill property, and even preferable given the environmental considerations of this project.

#### B - Environmental

- Hunters Hill is already ahead of the curve regarding Wetland Protection.
  - OBWB states in The Okanagan Wetlands Strategy report, that there is a need for “more concrete rules and by laws, rather than guidelines, to adequately address wetland management.”
  - And the OBWB also states the need for Municipalities to “Develop incentives to maintain, restore, or enhance wetlands that occur on private land (e.g., property tax exemptions or other financial incentives).”
  - Hunters Hill has ALREADY transferred ownership of its Aspen Wetland to the District of Summerland.
  - What better way is there to ensure protection of a wetland than for the District to own a new Park? The Hunters Hill Aspen Wetland in Summerland now sits fully protected, for all generations.

#### SUMMARY

Our Neighborhood Plan includes a very extensive environmental assessment that proposed a variety of methods for protection of various areas. One high value environmental area is in the north

western corner. This area includes grasslands, talus slopes and rock outcrops. As part of the overall negotiation and to show as evidence of good faith we have already donated this land to the district as park, and it is included along with the Aspen Wetland to comprise 15 acres of the 84 acres of parkland that we envision donating under the Cluster Option.

Other environmental values such as wild life corridors, two ephemeral wet areas, some potential ephemeral wet areas and the high steep escarpment with buffer meadow areas were also identified. Environmental Professionals are anticipated to locate additional pockets of environmental value that we can then add to the list of protected areas as we plan toward subdivision application.

**The Cluster Option will see at least 84 acres of park donated to Summerland.**

**The 84 acre minimum will include pockets of high value environmental areas preserved using the ultimate levels of protection (donation to the District).**

As we develop our remaining 84 acres into 68 home sites, we anticipate the project to proceed on an economic basis, creating lots sized a minimum 1300 square meters and larger.

Respectfully submitted,

Hunter's Hill Developments