



MINUTES OF THE PUBLIC HEARING
HELD AT DISTRICT OF SUMMERLAND
COUNCIL CHAMBERS
13211 HENRY AVENUE, SUMMERLAND, BC
ON TUESDAY, OCTOBER 13, 2015 AT 7:00 P.M.

Members Present:

Mayor Peter Waterman (part)
Councillor Richard Barkwill
Councillor Toni Boot
Councillor Erin Carlson
Councillor Doug Holmes
Councillor Janet Peake
Councillor Erin Trainer

Staff Present:

Linda Tynan, CAO
Lorrie Coates, Director of Finance
Jeremy Denegar, Director of Corporate Services
Ian McIntosh, Director of Development Services
Glenn Noble, Fire Chief
Maarten Stam, Manager of Works
Katie Karn, Deputy Corporate Officer

1. CALL TO ORDER

Acting Mayor Trainer called the Public Hearing to order at 7:01 p.m., and outlined the procedures to be followed.

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.

There were no comments or questions.

Moved and Seconded,

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

CARRIED.

2.2 Bylaw No. 2015-024, "Amendment to Zoning Bylaw No. 2000-450 (Brewerie 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.

There were no comments from the public.

Moved and Seconded,

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

CARRIED.

Mayor Waterman entered the Public Hearing at 7:24 p.m. during discussion of the following item.

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 dated September 29, 2015, from John Beaupre, Environmental Health Officer, Interior Health Authority, providing no objection to the proposed subdivision, but expressing concern regarding the proposed sewage collection and treatment systems to service the development.

Correspondence dated October 7, 2015 from Hunter's Hill Developments, clarifying points that were brought up at the first reading of Bylaw No. 2015-027.

Correspondence dated October 7, 2015, from Heidi DeGagne, in support of the application.

Correspondence dated October 8, 2015, from Wes and Serena Burdick, in support of the application.

Correspondence dated October 8, 2015, from Brandon Dykstra, in support of the application.

Correspondence dated October 9, 2015, from Victor and Karen Martens, in support of the application.

Correspondence dated October 13, 2015, from Ellen Walker-Matthews, in support of the application.

Correspondence dated October 13, 2015, from Paul and A. Margaret Buddingh, opposing the application and expressing concerns regarding increased ground water.

Correspondence dated October 13, 2015, from the South Okanagan Similkameen Conservation Program, expressing concern of approving a cluster option and requesting that environmental assessments specific to the proposed development be completed prior to re-zoning.

Jordan Said, 529 Miller Street, spoke in support of the application; is excited for the park that will be donated to the District; likes the idea of clustering and the wide variety of housing options that is being proposed; and believes the development will boost the economy and help local businesses.

Lance Valcourt, 19202 Garnet Valley Road, asked for details regarding what the application is proposing.

Patrick Murphy, proponent, Hunter's Hill, spoke to his PowerPoint presentation which provided an overview of the development proposal, highlighting the conservation design, environmental preservation, and an improved tax base.

Matt Cameron, Managing Partner, CTQ Consultants Ltd., remarked that the proposal is not an urban development, but rather more so a rural type; the clustering will allow for the concentration of disturbance to small localized areas; there will be ditches on the sides of the roads, and bio swales will be used; and the owners and developers are working together to come up with a sensible way to service the development.

Martin Garborer, environmental consultant for the proposed development, advised he has been involved with this project for the last 10 years and has undertaken a complete environmental assessment; cluster development provides the opportunity to protect a lots of land and focus development on smaller areas, increasing the amount of land for wildlife, ecosystem components, and maintains open space and a rural character; the proposal will lead nicely into constructed wetlands, allowing for increased diversity of plants, and increased habitat for rare species such as the painted turtle.

Thor Klassen, 18420 Garnet Valley Road, his property borders the property in question; he has been familiar with the area since he was a child, and has been following the development process closely; believes the developer has done his due diligence, and believes it is a great proposal.

Christine Petkau, Executive Director, Summerland Chamber of Commerce, believes there is a lack of housing and housing options in Summerland, and said that the Chamber of Commerce supports the efforts of the developer.

Jane Stead, 11414 Walker Avenue, spoke in favor of the proposal as it will provide a variety of housing options, and she is excited about the preserved parkland.

Vicky Ohmenzetter, 6100 Orr Place, is in favor of the proposal, and believes it is a great use of land; as a realtor, she has been selling more and more properties outside of the District, as home buyers have not been able to find what they are looking for in Summerland.

Wes Burdick, 5411 Simpson Road, is in favor of the proposal; is in the real estate industry, and does not believe there currently is adequate housing in Summerland for what people are wanting.

Karen Martens, 17013 Sanborn Street, her property borders the land in question; she is excited about the proposal and believes clustering is the perfect fit for this property, allowing the maximum density of the land with minimal impacts.

Lance Valcourt, 19202 Garnet Valley Road, advised that when he moved to Summerland 15 years ago, he was able to find one acre properties for sale; and that he is looking forward to the proposed development.

Moved and Seconded,

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

CARRIED.

The Public Hearing session was adjourned at 7:30 p.m.

Certified Correct:

Mayor

Corporate Officer