

NOTICE OF PUBLIC HEARING

MONDAY, November 9, 2020 AT 6:00 PM

Summerland Arena – Banquet Room, 8820 Jubilee Rd E, Summerland, BC

✉ Comments may be submitted online by email to corporateofficer@summerland.ca, or by letter to Corporate Services 13211 Henry Ave, PO Box 159 Summerland BC V0H 1Z0

☎ Space is limited due to COVID-19, so please register in advance to attend and/or to speak during the meeting, either by phone or in person, by emailing corporateofficer@summerland.ca or calling 250-494-6451

Council will hear representations from the public who deem an interest in the properties affected by the following proposed amendments to the Official Community Plan Bylaw 2014-002 and Zoning Bylaw 2000-450.

Public Hearing #1

Official Community Plan Amendment Bylaw No. 2020-19 and Zoning Bylaw Amendment Bylaw No. 2020-20

2107 Tait Street

The intent of proposed bylaw No. 2020-19 and No. 2020-20 is to change the land use designation from 'Tourist Commercial' to 'High Density Residential' and to rezone from the Commercial Highway (CH) zone to Residential High Density (RHD) zone on the southern portion of the property (proposed Lot B) to facilitate a 2-lot subdivision and change in use from motel to rental apartments.



Summary:

- To amend the OCP designation to High Density Residential and rezone to RHD on the southern portion of the property (Proposed Lot B).
- To facilitate a 2-lot subdivision of the property.
- To allow the proposed northern parcel to remain a motel and allow the southern parcel to be converted to rental apartment units.

Public Hearing #2

Zoning Bylaw Amendment Bylaw No. 2020-022

16618 Logie Road

Requested Zoning Bylaw Amendment: The applicant is proposing a site-specific Zoning Bylaw Amendment (16618 Logie Road) to allow the following provisions:

- to permit a single detached house as a principal use
- to allow two principal dwellings on one property



Public Hearing #3

Official Community Plan Amendment Bylaw No. 2020-024

Hazardous Areas: 30% Slope Amendments

Requested OCP Amendment:

To amend Section 11 (Hazardous Areas) and Section 14 (Neighbourhood Planning Process) to allow for the potential development of lands with slopes greater than 30%, following a geotechnical investigation.

Public Hearing #4

Zoning Bylaw Amendment Bylaw No. 2020-025

Zoning Bylaw – Various Updates

Requested Zoning Bylaw Amendments:

Minor amendments are proposed that are administrative in nature, including the following land use amendments:

- Increasing the maximum height of Retaining Walls to 2.0 m from 1.2 m
- Addition of Craft Brewery / Distillery to the CB1 (Central Business) Zone
- Use of Temporary Use Permits throughout all zones
- Agricultural Zones – reduction of yard setbacks 30 m to 15 m

Public Hearing #5

Development Application Procedures Bylaw No. 2020-026 and Official Community Plan Amendment Bylaw No. 2020-027

Development Applications Procedures Bylaw

A new Development Application Procedures Bylaw, and related and subsequent OCP amendments, to ensure consistency, transparency, and an efficient process for all planning applications in the Planning Department. This includes:

- Delegation of authority from Council to District staff to allow for quicker processing times.
- Clear process of Council reconsideration of any District staff information requests or approvals.
- Enhanced public notification requirements.

Written correspondence and petitions relating to this application must include your name and civic address. Correspondence and petitions received are available to the public and will be circulated to Council for consideration at the Public Hearing. **Any submissions received after 12pm on Monday November 9, 2020 will not be circulated.**

Presentations at the Public Hearing are limited to a maximum of five minutes per speaker, with an additional opportunity for new information after all members of the public have been heard a first time. **No representations will be received by Council after the conclusion of the Public Hearing.**

Get more information:

The proposed bylaws, reports and related material will be posted with the Public Hearing agenda at <https://summerland.civicweb.net/Portal/> or available at Municipal Hall from 8:30 a.m. to 4:00 p.m. Monday to Friday, excluding holidays, and up to and including November 9, 2020.