



TOWN OF CRESTON

PUBLIC HEARING AGENDA TUESDAY, SEPTEMBER 20, 2016 – 4:00 PM COUNCIL CHAMBERS

Note: At 4:00 p.m. the Public Hearing will commence in Council Chambers. The regular Council meeting will commence in Council Chambers immediately following the Public Hearing for consideration of the scheduled agenda items.

4:00 PM

1. **CALL TO ORDER**

2. **PUBLIC HEARING**

**Proposed Official Community Plan Amendment Bylaw No. 1844, 2016 and
Proposed Northwest Boulevard Local Area Plan Bylaw No. 1845, 2016**

Applicant: Town of Creston

Designated Lands: Local Area Plan area generally bounded by Northwest Boulevard and Devon Street.

Purpose: In August of 2012, Town Staff engaged a Consultant Team to undertake a study and public process to potentially establish a Local Area Plan for the subject areas. Several development enquiries, and numerous properties listed for sale in the area indicated a need for a coordinated development scheme, which can only be obtained through a Local Area Plan. The results of the study and public process are contained within the Northwest Boulevard Local Area Plan document.

Proposed Official Community Plan Bylaw Amendment: The intent of this Bylaw would be to include references to the Northwest Boulevard Local Area Plan and to establish a Development Permit Area for the designated lands.

Proposed Northwest Boulevard Local Area Plan Bylaw: The intent of this Bylaw would be to establish a Local Area Plan for the area generally bounded by Northwest Boulevard and Devon Street.

3. PUBLIC HEARING PROCEDURE

We are convening this Public Hearing to consider and receive submissions regarding proposed Official Community Plan Amendment Bylaw No. 1844, 2016 and proposed Northwest Boulevard Local Area Plan Bylaw No. 1845, 2016.

Anyone who believes their interest in property is affected by these proposed Bylaws will be heard, or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Council members may ask questions of you following your presentation but our function tonight is to listen to the views of the public, not to debate these proposed Bylaws.

After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Council has received documents which are available for your review. Please refer to the Public Hearing Binder to review these documents. Written submissions received during the course of these proceedings will be read aloud by staff and subsequently will be added to the Public Hearing Binder.

Your only opportunity to comment on these proposed Bylaws is during the Public Hearing. We are not permitted to receive further submissions once we have closed the Public Hearing.

To maintain order and to ensure that everyone has an opportunity to be heard, here are our rules of procedure:

- a) Please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.

- b) Please limit your remarks to 5 minutes and to the subject of these proposed Bylaws. Please be respectful to others.
- c) After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish and subject to the discretion of the Chair.

If you have any concerns about the rules of the Hearing, please address your comments to me, as the Chair.

4. REPORTS/WRITTEN SUBMISSIONS

- a) Staff reports received up to 4:00 pm on September 20, 2016:
 - To view the reports to Council, please see the Public Hearing binder.
- b) Written submissions received up to 4:00 pm on September 20, 2016
 - To view the written submissions received to date, please see the Public Hearing binder.

5. STATUTORY NOTICE

The statutory notice of Public Hearing was published in the *Creston Valley Advance* on September 8 and 15, 2016 and notices were mailed to owners/occupants within the 60 metre (196 foot) notification area.

7. APPLICANT'S PRESENTATION

- a) A written report from the Applicant's Information Meeting, held on September 12, 2016, with persons who deem their interest to be affected by this Application has been submitted, which is attached as Schedule 1, and states as follows: *(please read aloud)*.
- b) A written report from the Applicant's Information Meeting, held on September 14, 2016, with persons who deem their interest to be affected by this Application has been submitted, which is attached as Schedule 2, and states as follows: *(please read aloud)*.

6. STAFF COMMENTS/PRESENTATION

- a) Are there any comments or presentations from Staff regarding these Bylaws?

8. PUBLIC INPUT

- a) As the Chair I now call for public input – first time speakers.
- b) I will now call for second time speakers – does anyone wish to speak for a second time?
- c) Does Council have any comments or questions?
- d) Does Staff have any comments or questions?
- e) Is there any further public input?

9. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

Does Council require a further staff report for additional information?

- a) If **NO** - remind Council members they are not permitted to receive further submissions now that the Public Hearing is closed.

THEREFORE, all written and oral submissions regarding proposed Official Community Plan Amendment Bylaw No. 1844, 2016 and Northwest Boulevard Local Area Plan Bylaw No. 1845, 2016, up to and including the September 20, 2016 Public Hearing, be received and that the Public Hearing be closed.

- b) If **YES** - the Public Hearing is recessed.

RECOMMENDED:

THAT staff report back to Council regarding proposed Official Community Plan Amendment Bylaw No. 1844, 2016 and Northwest Boulevard Local Area Plan Bylaw No. 1845, 2016, and that the Public Hearing be recessed to _____

(date, time and location)



CRESTON VALLEY

TOWN of CRESTON

Northwest Boulevard Local Area Plan (LAP) Public Informational Meeting Notes Monday – September 12, 2016 Town of Creston Council Chambers – 6:00 p.m.

PRESENT FROM THE PUBLIC:

Lawrence Colonel
D. Cox
Judy Harringa
Arnold Kaun
Harold & Carol Hansen
Peter & Jennifer Chambers
Muriel & Herb Cornelson
Lynda Clark & Bob Lawrence
Nolan & Ellen Vachon
Debbie MacDonald
Del McCormick
Brian Hummel
Dennis & Shelley Hellard

PRESENT FROM STAFF:

Hélène Miles, Town of Creston
Ross Beddoes, Town of Creston

CONSULTANTS:

William Marsh
Alison Mewett

INTRODUCTION:

Ross Beddoes reviewed the LAP process which started in 2012 and is in front of Council for consideration at this time. The Public Hearing is scheduled for Tuesday, September 20, 2016 at 4:00 p.m. where Council will consider 3rd reading and adoption of the amending bylaws at that time.

Ross Beddoes introduced the consultant team of William Marsh and Alison Mewett.

PRESENTATION BY CONSULTANT

Alison Mewett reviewed the design and development process of the LAP and presented the Northwest Boulevard Local Area Plan via a powerpoint presentation to those in attendance.

QUESTIONS FROM GALLERY

Several questions/concerns were raised by the gallery including:

- Will there be direct access into Devonshire Meadows development from the LAP area
- How will the increase in traffic on Devon Street be handled
- Will there be intersection improvements to the Devon Street – Northwest Boulevard intersection
- What if I don't want to develop my property
- When are you starting this development
- How can we ensure that pedestrian traffic will not have access through Devonshire Meadows development.

CONCLUSION

Ross Beddoes thanked all those in attendance for their comments and reaffirmed the Public Hearing date and time and welcomed them to attend.



CRESTON VALLEY

TOWN of CRESTON

Northwest Boulevard Local Area Plan (LAP) Public Informational Meeting Notes Wednesday – September 14, 2016 Town of Creston Kaminaho Room – 2:30 p.m.

PRESENT FROM THE PUBLIC: Max (Speedy Glass)
Armand Legace
Ron & Val Buchy

PRESENT FROM STAFF: Ross Beddoes, Town of Creston

INTRODUCTION: Ross Beddoes reviewed the LAP process which started in 2012 and is in front of Council for consideration at this time. The Public Hearing is scheduled for Tuesday, September 20, 2016 at 4:00 p.m. where Council will consider 3rd reading and adoption of the amending bylaws at that time.

QUESTIONS FROM RESIDENTS Questions discussed included the following:

- Can I develop residential units on my property which fronts on Northwest Boulevard
- Where will the access points to the NWB LAP area be
- How will the increase in traffic effect the intersections
- Will the LAP internal roads be connected with the internal roads of Devonshire Meadows

CONCLUSION Ross Beddoes thanked all those in attendance for their comments and reaffirmed the Public Hearing date and time and welcomed them to attend.