

TOWN OF CRESTON
PUBLIC HEARING MINUTES – March 24, 2015
RECONVENED April 14, 2015

Minutes of the recessed Public Hearing which was held on Tuesday, March 24, 2015 at 4:00 p.m. in the Town of Creston Council Chambers, and reconvened at 4:00 p.m., Tuesday, April 14, 2015.

- PRESENT:** Mayor Toyota
Councillors Boehmer, Comer, Elford, Snopek, Unruh, Wilson
Lou Varela, Director of Development Services/Acting Town Manager
Steffan Klassen, Director of Finance and Corporate Services
Ross Beddoes, Director of Municipal Services/Chief Building Official
Jared Riel, Assistant Fire Chief
Colin Farynowski, Manager of Engineering
Jamai Schile, Planner
Bev Caldwell, Executive Assistant
- GALLERY:** Approximately 26 members of the public, as per the Attendance Record attached as Appendix '1' to these minutes.
- CALL TO ORDER:** Councillor Snopek called the Hearing to order at 4:00 p.m.
- PURPOSE OF PUBLIC HEARING -BYLAW 1809**
AMEND OFFICIAL COMMUNITY PLAN BYLAW #1152
-BYLAW 1810
AMEND ZONING BYLAW #1123
- Councillor Snopek explained that this meeting reconvenes the Public Hearing meeting of March 24, 2015, with respect to Official Community Plan Amendment Bylaw No. 1809, 2015, and Zoning Amendment Bylaw No. 1810, 2015. The adoption of these bylaws would allow the landowner of 801 Vancouver Street, Creston (Chaplin West Ventures), to develop a mixed-use commercial facility within the subject area. As proposed, the permitted uses include: liquor manufacturing, food and beverage services, exhibition, conference or convention facilities, retail, personal services, offices, and the option to include residential apartment housing.
- Councillor Snopek advised that the March 24, 2015 Public Hearing was recessed to April 14, 2015 to allow staff time to liaise with the Applicant to receive further information and assurances regarding mitigation techniques for noise and odour with respect to the proposed development at 801 Vancouver Street.
- The meeting recessed at 4:10 p.m. to allow for the Applicant, Mr. Michael Chaplin to join the meeting via teleconference, the meeting resumed at 4:12 p.m.
- STAFF COMMENTS**
- Councillor Snopek asked if there were any comments from staff with respect to this application.
- The Town Planner advised that the Applicant provided an email response to staff's request regarding a Section 219 covenant on the property to address the noise and odour concerns, a copy of which has been entered into the Public Hearing binder and available for public inspection. The Applicant stated he is unwilling to enter into a covenant at this time.
- The Town Planner also advised that an email from Ms. Myrna Johnson, resident, was received, encouraging attendance from the public at this Public Hearing. A copy of Ms. Johnson's email communication has been entered into the Public Hearing binder and is available for public inspection.
- The Town Planner acknowledged the work that the Applicant has done on the proposal, and the conversations they have had to mitigate concerns, but without an enforcement tool in place, the risk associated with noise and odour remain.
- APPLICANT'S COMMENTS**
- Councillor Snopek asked if the Applicant wished to speak or comment on the application. The Applicant (Mr. Michael Chaplin) thanked Council for their participation in this process and advised that he is working with Simon Fraser University to place a small classroom in his proposed facility at 801 Vancouver Street. The Applicant also stated that an interest in the proposal has been shown from a small winery. The Applicant stated he attended a trade show on April 14th, 2015 and found that craft distilleries were extremely popular.

**PUBLIC
COMMENTS**

Councillor Snopek asked for comments and/or questions from the Gallery.

Mr. Scott Veitch, Realtor, Veitch Realty asked the following questions of the Applicant:

- How do you intend to address the concerns of odour, noise and water effluent, if not by placing a nuisance covenant on title?

The Applicant advised that with respect to noise, he would install an external whisper quiet HVAC system. With respect to odour, he is working with closed fermentation and at a craft level this can be defused with a bucket of water and adding a lavender scent. With respect to water effluent, a 1,000 Litre concrete tank with a PH meter would be installed.

- How many jobs would this proposal create?

The Applicant stated from his portion of the building occupancy, there would be a multitude (hundreds) of jobs created from the farming community and retail component. Other business opportunities in the building would have other staffing models.

- How many construction hours would be involved in the proposal, and what would the value of the project be?

The Applicant stated that once construction commenced it would be approximately six months to completion. Trade jobs may not all be Crestonites. The value of the project would be approximately \$8 Million. The original plan was to be open in 2015, but now the Applicant is looking at 2016. Funders do not look until permits are in place; the Applicant currently has interest from five potential investors.

- You have had this property since 2007 which has not generated any income since the purchase date, why have you not abandoned the property?

The Applicant stated he like the community and he has in excess of \$400,000 invested, but it is not realistic for a seniors development as it is difficult to get funding for such development.

- There are rumours in the community that your ideas are 'pie-in-the-sky' or 'grandiose', what are your thoughts on this?

The Applicant advised that he believes he is being very realistic. With the distance to Idaho, USA, this mitigates risk factors. If only relying on Creston traffic, it would be 'grandiose'.

- Did you conduct a 'mini survey' regarding bistros, pubs, etc?

The Applicant advised that he had conducted a mini-survey and found that micro-brewing, distilleries, etc. had great marketing opportunities in Asia.

- Why should the Town support your proposal?

The Applicant stated that he has shown tenacity and for economic and tourism reasons, he looks forward to the Town's support.

- Mr. Veitch advised that on April 14th, 2015 he posted on Facebook the Applicant's proposal and there are already 137 positive responses.

Mr. Jim Jacobsen, resident, asked staff to clarify the risks if Council approves the bylaws with respect to this Public Hearing, and also if through building permits there can be checks and balances put in place.

The Town Planner advised that the risks are noise, odour and lighting. Odour techniques can be implemented but they are not within the current plans submitted by the Applicant.

Ms. Jan MacDonald, resident, stated that she has been in business in the Town for 11 years and has seen a lot of changes and heard a lot of negatives. She stated that it sounds like the public knows what the risks are and she has heard nothing that cannot be lived with. She stated that she has seen how industrious people invest in the community and has seen the resulted growth in business. She stated that the Town needs this type of development and has controls in place.

Mr. Bill Haughton of 324 Northwest Boulevard, stated that he has had the opportunity to visit a micro-brewery / distillery in Ottawa. He stated there was no hint of odour with that use of technology. He stated that he understands the risk; however, factoring in the noise and air pollution from vehicles travelling on Northwest Boulevard, including the train along side, this proposal could not be worse than what is in the area now. He stated he is excited about this area being revitalized.

Ms. Mary Angus, resident, asked how the amount of increased traffic would be different from the original proposal for the property (senior's housing / commercial / retail)?

The Town Planner stated that with any proposal adjacent to Highway 3, the Town forwards the information on to the Ministry of Transportation and Infrastructure for assessment. The Applicant is currently making application to the Ministry for an Encroachment Permit as the roof of the structure would overhang onto the Ministry's right-of-way. The Ministry has not requested a traffic study at this time.

**COUNCIL
COMMENTS**

Councillor Snopek asked for comments and/or questions from Council. There were none.

CLOSE HEARING

Councillor Snopek stated that all written and oral submissions regarding proposed Official Community Plan Amendment Bylaw No. 1809, 2015 and proposed Zoning Amendment Bylaw No. 1810, 2015, up to and including the March 24, 2015 Public Hearing, and the continuation of this Hearing on April 14, 2015, be received and declared the Public Hearing be closed at 4:38 p.m.

CERTIFIED TRUE AND CORRECT:

Councillor Joe Snopek

Bev Caldwell, Executive Assistant