

RECESSED FROM APRIL 11, 2017 TO 4:00 PM ON APRIL 25, 2017



TOWN OF CRESTON

PUBLIC HEARING AGENDA  
TUESDAY, APRIL 11, 2017 – 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.*

<b>Chair of the Public Hearing:</b>	I will now call the Public Hearing <b>to order at 4:00 pm.</b>
<b>Chair:</b>	I'll now request Staff to explain the <b>purpose of this Public Hearing.</b>
<b>Staff:</b>	<p><b>PUBLIC HEARING</b> for: Proposed Zoning Amendment Bylaw No. 1843, 2016</p> <p><b>Applicant:</b> Hawk View Estates Ltd.</p> <p><b>Subject Lands:</b> 718, 724, 730, 736, 742 &amp; 806 Hawk View Drive</p> <p><b>Purpose:</b> In general terms, if adopted, the new Bylaw would change the zoning of the subject properties from R-1, Single Family Residential to R-3, Multi-Family Residential use. This will allow an increased housing density, permitting the construction of up to a maximum of 21 dwelling units on the subject properties, in the form of clustered housing (pocket neighbourhoods), townhomes, or other similar housing options.</p> <p><b>Proposed Zoning Bylaw Amendment:</b> The intent of this Bylaw is to amend Schedule "A", being the Zoning Map, by rezoning the properties legally described as Lots 17 - 22, District Lot 9554, Kootenay District, Plan NEP87108 (718, 724, 730, 736, 742 &amp; 806 Hawk View Drive) from "Single Family Residential (R-1) Zone" to "Multi-Family Residential (R-3) Zone".</p>

**Chair:**

I will now explain the **Public Hearing Procedure**.

We are convening this Public Hearing to consider and receive submissions regarding proposed Zoning Amendment Bylaw No. 1843, 2016.

Anyone who believes their interest in property is affected by the proposed Bylaw 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 the proposed Bylaw.

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 the proposed Bylaw 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 the proposed Bylaw. Please be respectful to others.

<b>Chair:</b>	<p>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.</p> <p>d) If you have any concerns about the rules of the Hearing, please address your comments to me, as the Chair.</p>
<b>Chair:</b>	I would now ask Staff to provide information about staff reports and written submissions.
<b>Staff Response</b>	
<b>Staff:</b>	<p>a) The <b>statutory notice</b> of Public Hearing was published in the <i>Creston Valley Advance</i> on March 30 and April 6, 2017. Additionally, 26 notices were mailed or delivered to owners and occupants within the 60 metre (196 foot) notification area.</p> <p>b) A Staff report was provided to Council for their consideration prior to 1<sup>st</sup> &amp; 2<sup>nd</sup> reading of the proposed Bylaw on January 10, 2017.</p> <ul style="list-style-type: none"> <li>• To view the report to Council, please see the Public Hearing binder.</li> </ul> <p>c) Written and verbal submissions have been received by Staff up to 4:00 pm today.</p> <ul style="list-style-type: none"> <li>• To view the submissions received to date, please see the Public Hearing binder.</li> </ul>
<b>Staff Read Responses</b>	
<b>Chair:</b>	Does Staff have any additional comments or presentations regarding this Bylaw amendment?
<b>Staff Response</b>	
<b>Chair:</b>	I would now ask Staff to provide a verbal report on the Applicant's Informal Information Meeting held on April 5, 2017.
<b>Staff:</b>	<ul style="list-style-type: none"> <li>• A written report from the Applicant's Informal Information Meeting, held on April 5, 2017, with persons who deem their interest to have been affected by this Application, has been submitted, which states as follows...</li> <li>• A copy of this report has been included in the Public Hearing Binder.</li> </ul>
<b>Chair:</b>	Does the Applicant have any further comments?
<b>Applicant Response</b>	
<b>Chair:</b>	As the Chair, I now call for <b>public</b> input from first time speakers.

	Please begin by stating your name and address. I'd also remind you to keep your remarks to 5 minutes and to the subject of the proposed Bylaw.
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**Public Statements**

<b>Chair:</b>	I will now call for <b>public</b> input from second time speakers. Does anyone wish to speak for a second time?
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**Public Statements**

<b>Chair:</b>	Does <b>Council</b> have any comments or questions?
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**Council Comments or Questions**

<b>Chair:</b>	Does <b>Staff</b> have any additional comments?
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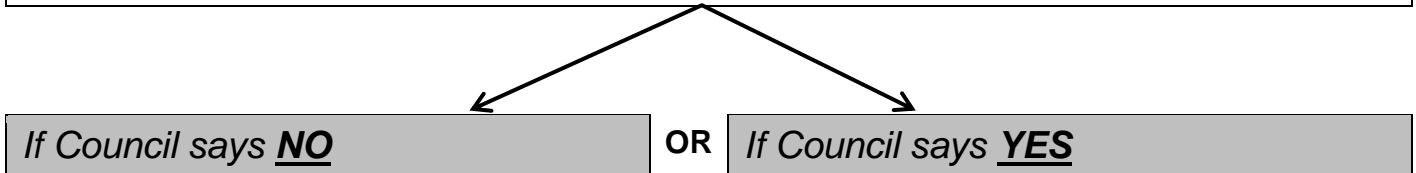
**Staff Comments**

<b>Chair:</b>	Is there any further <b>public</b> input?
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**Public Statements**

<b>Chair:</b>	Does <b>Council</b> require a further Staff report for additional information on this Public Hearing?
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**Council Response**



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<b>Chair</b>	Council members are reminded that they are not permitted to receive further submissions now that the Public Hearing is closed.
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<b>Chair</b>	The Public Hearing is now recessed. Council are now asked to determine a date, time and location for the next Public Hearing.
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<b>Chair</b>	<b>THEREFORE</b> , all written and oral submissions regarding proposed Zoning Amendment Bylaw No. 1843, 2016 up to and including the April 11, 2017 Public Hearing, be received and that the Public Hearing be closed.
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<b>Chair</b>	<b>COUNCIL RECOMMENDATION:</b> <b>THAT</b> staff report back to Council regarding proposed Zoning Amendment Bylaw No. 1843, 2016 and that the Public Hearing be recessed to _____. (date, time and location)
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