



**TOWN OF CRESTON
PUBLIC HEARING AGENDA
TUESDAY, MAY 30, 2017 – 4:00 PM
ERICKSON ROOM
CRESTON & DISTRICT COMMUNITY COMPLEX**

Note: At 4:00 p.m. the Public Hearing will commence in the Erickson Room at the Creston & District Community Complex. The Special Regular Council meeting will commence in the Erickson Room at the Creston & District Community Complex immediately following the Public Hearing for consideration of the scheduled agenda items.

Chair of the Public Hearing:	I will now call the Public Hearing to order at 4:00 pm.
Chair:	I'll now request Staff to explain the purpose of this Public Hearing.
Staff:	<p>PUBLIC HEARING for: Proposed Official Community Plan Bylaw No. 1854, 2017</p> <p>Applicant: Town of Creston</p> <p>Purpose: This Official Community Plan (OCP) is intended to provide a framework to guide growth and development in Creston towards the community's vision for the future. The Plan offers policy direction on: land use; housing; circulation and mobility; infrastructure and servicing; connectivity and green space; and, to some extent, social and economic development. The Plan also offers direction on how to implement the policies it contains; setting out specific steps the Town of Creston can take to implement the OCP in the short term and the longer term.</p>
Chair:	<p>I will now explain the Public Hearing Procedure.</p> <p>We are convening this Public Hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 1854, 2017.</p> <p>Anyone who believes their interest will be 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.</p>

Chair:	<p>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.</p> <p>After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.</p> <p>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.</p> <p>At this time, 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.</p> <p>To maintain order and to ensure that everyone has an opportunity to be heard, here are our rules of procedure:</p> <ol style="list-style-type: none"> 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. 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. d) If you have any concerns about the rules of the Hearing, please address your comments to me, as the Chair.
Chair:	I would now ask Staff to provide information about staff reports and written submissions.
Staff:	<ol style="list-style-type: none"> a) The statutory notice of Public Hearing was published in the <i>Creston Valley Advance</i> on May 18 and 25, 2017. b) Staff reports were provided to Council as follows: <ul style="list-style-type: none"> • January 10, 2017 re: Consultation with outside agencies;

	<ul style="list-style-type: none"> • March 21, 2017 re: Applicant’s Informal Information Meeting; • May 2, 2017 re: 5-Year Financial Plan and RDCK Regional Resource Recovery Plan (Solid Waste Management Plan); • May 30, 2017 re: amendments to the Official Community Plan Bylaw 1854, 2017, after 2nd reading and before 3rd reading. <p>To view the reports, please see the Public Hearing binder.</p> <p>c) Written and verbal submissions have been received by Staff up to 4:00 pm today.</p> <ul style="list-style-type: none"> • Specific agency referrals included the following: <ol style="list-style-type: none"> 1. Interior Health Authority 2. Ministry of Transportation & Infrastructure (West Kootenay) 3. Ministry of Forests, Lands & Natural Resource Operations (Kootenay – Boundary) 4. Ministry of Environment 5. Lower Kootenay Band 6. Agricultural Land Commission 7. Ministry of Agriculture 8. School District No. 8 (Kootenay Lake) 9. Regional District of Central Kootenay 10. Canadian Pacific Railway 11. Ministry of Community, Sport & Cultural Development • Comments from the above agencies have been incorporated into the draft OCP document. <p>To view all submissions received to date, please see the Public Hearing binder.</p>
Chair:	Does Staff have any additional comments or presentations regarding this Bylaw amendment?
Staff Response	
Chair:	I would now ask Staff to provide a verbal report on the Applicant’s Informal Information Meeting held on April 19, 2017.
Staff:	<ul style="list-style-type: none"> • A written report from the Applicant’s Informal Information Meeting, held on April 19, 2017, with persons who deem their interest to have been affected by this Application, has been submitted, which states as follows... • A copy of this report has been included in the Public Hearing Binder.

Chair:	As the Chair, I now call for public 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.
---------------	---

Public Statements

Chair:	I will now call for public input from second time speakers. Does anyone wish to speak for a second time?
---------------	---

Public Statements

Chair:	Does Council have any comments or questions?
---------------	---

Council Comments or Questions

Chair:	Does Staff have any additional comments?
---------------	---

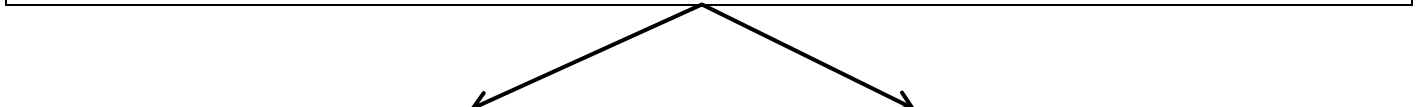
Staff Comments

Chair:	Is there any further public input?
---------------	---

Public Statements

Chair:	Does Council require a further Staff report for additional information on this Public Hearing at this time?
---------------	--

Council Response



*If Council says **NO***

OR

*If Council says **YES***

Chair	Council members are reminded that they are not permitted to receive further submissions now that the Public Hearing is closed.
--------------	--

OR

Chair	The Public Hearing is now recessed. Council are now asked to determine a date, time and location for the next Public Hearing.
--------------	---

Chair	THEREFORE , all written and oral submissions regarding proposed Official Community Plan Bylaw No. 1854, 2017 up to and including the May 30, 2017 Public Hearing, be received and that the Public Hearing be closed.
--------------	---

OR

Chair	COUNCIL RECOMMENDATION: THAT staff report back to Council regarding proposed Official Community Plan Bylaw No. 1854, 2017 and that the Public Hearing be recessed to _____. (date, time and location)
--------------	--