

TOWN OF CRESTON
PUBLIC HEARING MINUTES – May 30, 2017

Minutes of the Public Hearing held on Tuesday, May 30, 2017 at 4:00 p.m. in the Erickson Room, Creston & District Community Complex, Creston, BC.

PRESENT: Mayor Toyota
Councillors Boehmer, Comer, Elford, Unruh, Wilson
Lou Varela, Town Manager
Ross Beddoes, Director of Municipal Services/Chief Building Official
Bev Caldwell, Executive Assistant

GALLERY: Lorne Eckersley, Creston Valley Advance
Laura Francis, Kootenay Employment Society
Marsha Neufeld, Kootenay Employment Society
Troy Gallant, Creston
Rita Scott, Creston
Adam Casemore, Creston
Signe Miller, Canyon
Georgie West, Creston
Robyn Beebe, Creston
Jesse Willicome, Creston
Laura Dodman, Creston
Sandee Greatrex, Creston
Randy Fediuk, Creston
Scott Veitch, Creston
Mark Saunders, Creston

CALL TO ORDER: Councillor Elford called the Hearing to order at 4:00 p.m.

PURPOSE OF PUBLIC HEARING -BYLAW 1854 Councillor Elford asked Town staff to explain the purpose of the Public Hearing.

OFFICIAL COMMUNITY PLAN The Director of Municipal Services explained that this Public Hearing was to address proposed Official Community Plan Bylaw No. 1854, 2017, for which the Town of Creston is the applicant. This Official Community Plan (OCP) Bylaw 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.

PUBLIC HEARING PROCEDURE Councillor Elford explained the Public Hearing procedure and stated the following:

“We are convening this Public Hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 1854, 2017. 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.

Council members may ask questions of you following your presentation but our function today 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.

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.

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.
- 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.”

STAFF REPORT

Councillor Elford asked staff to provide information about staff reports and written submissions.

The Director of Municipal Services advised as follows:

- a) The Statutory Notice of Public Hearing was published in the Creston Valley Advance on May 18 and 25, 2017.
- b) Staff reports were provided to Council as follows:
 - January 10, 2017 re Consultation with Outside Agencies;
 - March 21, 2017 re Applicant’s Informal Information Meeting;
 - May 2, 2017 re Five-Year Financial Plan and Regional District of Central Kootenay Regional Resource Recovery Plan (Solid Waste Management Plan);
 - May 30, 2017 re amendments to the Official Community Plan Bylaw No. 1854, 2017, after 2nd reading and before 3rd reading.

To view the reports, members of the Gallery were advised to please see the Public Hearing binder.

The Director of Municipal Services outlined the minor changes that have been made to Official Community Plan Bylaw No. 1854, 2017, after 2nd reading and before 3rd reading.

The Director of Municipal Services advised that written and verbal submissions have been received by staff up to 4:00 p.m., May 30, 2017. Specific agency referrals included the following:

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. To review the submissions received to date, members of the Gallery were asked to please see the Public Hearing binder.

Councillor Elford asked if staff had any additional comments or presentations regarding proposed Official Community Plan Bylaw No. 1854, 2017. The Director of Municipal Services advised that there were no further comments or presentations from staff.

Councillor Elford asked staff to provide a verbal report on the Applicant’s (Town of Creston) Informal Information Meeting, held on April 19, 2017.

The Director of Municipal Services reported that 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:

"The meeting commenced at 3:00 pm.

In attendance for the Applicant (the Town of Creston) were Councillor Jim Elford, Councillor Karen Unruh, Councillor Jen Comer and Councillor Kevin Boehmer, Barb West from the OCP Select Committee, and Ross Beddoes, Director of Municipal Services for the Town of Creston.

Also in attendance was Mark Saunders, representing the Creston Valley Chamber of Commerce.

Mr. Saunders stated that the Creston Valley Chamber of Commerce fully supports the development and recognizes the importance of Market Park, as well as the realignment of Hwy 3 to Cook Street.

The meeting adjourned at 5:00 pm."

A copy of this report has been included in the Public Hearing binder.

PUBLIC COMMENTS

Councillor Elford asked a first time and a second time for comments and/or questions from the Gallery, of which there were none.

COUNCIL COMMENTS

Councillor Elford asked for comments and/or questions from Council, of which there were none.

Councillor Elford then again asked if there were any comments and/or questions from Council or members of the Gallery. Mr. Jesse Willicome of 425 – 10th Avenue North, Creston, stated that as a new property owner and resident in Creston, he was excited to be participating in this process.

Councillor Elford asked members of Council if they required a further staff report for additional information on this Public Hearing at this time. There were no requests from members of Council for additional information from staff.

CLOSE HEARING

Councillor Elford reminded Council members that 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 Bylaw No. 1854, 2017, up to and including the May 30, 2017 Public Hearing, be received and that the Public Hearing be closed at 4:13 p.m.

CERTIFIED TRUE AND CORRECT:

Councillor Jim Elford

Bev Caldwell, Executive Assistant