

**MINUTES OF A PUBLIC HEARING HELD IN THE TOWN OF CRESTON  
COUNCIL CHAMBERS, 238 – 10<sup>TH</sup> AVENUE NORTH ON TUESDAY,  
SEPTEMBER 3<sup>RD</sup>, 2019 AT 4:00 P.M.**

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<b>PRESENT</b>	Mayor Ron Toyota Councillor Jen Comer Councillor Arnold DeBoon Councillor Jim Elford Councillor Ellen Tzakis Councillor Karen Unruh
<b>STAFF</b>	Michael Moore, Chief Administrative Officer Ross Beddoes, Director of Municipal Services Steffan Klassen, Director of Finance & Corporate Services Colin Farynowski, Manager of Engineering Jared Riel, Acting Fire Chief Joel Comer, Municipal Services Coordinator Stacey Hadley, Corporate Officer Marsha Neufeld, Executive Assistant
<b>REGRETS</b>	Councillor Joanna Wilson
<b>MEDIA</b>	Jensen Shields, Juice FM
<b>GALLERY</b>	Dallas Magrum, Resident Allan Clement, Resident Elaine Poznikoff, Resident Louise & George Egch, Residents Muriel & Les Buhr, Residents Kasper Naef, Resident Peter Banman, Resident
<b>CALL TO ORDER</b>	Ross Beddoes, Director of Municipal Services called the Public Hearing to order at 4:00 p.m.

**PURPOSE OF PUBLIC HEARING**

R. Beddoes reviewed the purpose and intent of proposed Zoning Amendment Bylaw No. 1891, 2019 and proposed Official Community Plan Amendment Bylaw No. 1894, 2019 as follows:

The intent of proposed Bylaw 1891, 2019 is to amend Schedule “A”, being the Zoning Map, by rezoning the property legally described as Lot 3, District Lot 891, Kootenay District, Plan NEP87988 (519 – 16<sup>th</sup> Avenue South) from “R-1 Single Family Residential Zone” to “R-3 Multi-Family Residential Zone.”

The intent of proposed Bylaw 1894, 2019 is to add the property legally described as Lot 3, District Lot 891, Kootenay District, Plan NEP87988 (519 – 16<sup>th</sup> Avenue South) to Development Permit Area 3 – Multi-Family Residential.

In general terms, if adopted, the Zoning Amendment Bylaw would change the zoning of the subject property from “R-1 Single Family Residential” to “R-3 Multi-Family Residential” use and the Official Community Plan Amendment Bylaw would add the subject property to the “Development Permit Area 3 – Multi-Family Residential”. This will allow for increased housing options and density in close proximity to the downtown core.

**PUBLIC HEARING PROCEDURE**

R. Beddoes reviewed the Public Hearing Procedure and advised of the following:

We are convening this Public Hearing to consider and receive submissions regarding proposed Zoning Amendment Bylaw No. 1891, 2019 and proposed Official Community Plan Amendment Bylaw No. 1894, 2019.

Anyone who believes their interest may be affected by the 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 the 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 the 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 the 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.
- d) If you have any concerns about the rules of the Hearing, please address your comments to me, as the Chair.

#### **STAFF REPORT**

R. Beddoes provided information with respect to staff reports and written submissions, as follows:

- a) The Statutory Notice of Public Hearing was published in the Creston Valley Advance on August 22 and 29, 2019.
- b) A Staff report was provided to Council for consideration prior to first and second readings of the proposed Bylaws on August 13, 2019.
  - To view the report to Council, please see the Public Hearing binder.
- c) Written, verbal submissions have been received by Staff up to 4:00 pm today.
  - A written report from the Applicant's Informal Information Meeting, held on August 28, 2019, with persons who deem their interest to have been affected by this Application, has been submitted.
  - To view the submissions received to date, please see the Public Hearing binder.

#### **PUBLIC COMMENTS**

There were no questions or comments from the gallery with respect to this application.

#### **STAFF COMMENTS**

There were no questions or comments from Staff with respect to this application.

#### **COUNCIL COMMENTS**

There were no questions or comments from Council with respect to this application.

R. Beddoes advised Council that they are not permitted to receive further submissions following the close of the Public Hearing and stated the following:

Therefore, all written and oral submissions regarding proposed Zoning Amendment Bylaw No. 1891, 2019 and proposed Official Community Plan Amendment Bylaw No. 1894, 2019 up to and including the September 3<sup>rd</sup>, 2019 Public Hearing, be received and that the Public Hearing be closed.

**ADJOURNMENT**

R. Beddoes adjourned the Public Hearing at 4:06 p.m.

CERTIFIED TRUE AND CORRECT:

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Mayor Ron Toyota

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Stacey Hadley, Corporate Officer