



VILLAGE OF CHASE MINUTES OF PUBLIC HEARING

Held on November 27, 2018 at 4:01 p.m. in the Chase Village
Council Chambers, 826 Okanagan Avenue, Chase, BC

PRESENT: Mayor Rod Crowe
Councillor Alison Lauzon
Councillor Ali Maki
Councillor Steve Scott
Councillor Fred Torbohm

In Attendance: Joni Heinrich, Chief Administrative Officer
Sean O'Flaherty, Corporate Officer
Joanne Molnar, Chief Financial Officer
Clinton Wright, Manager of Public Works

Public Gallery: 16

I. Call to Order

Chair Crowe called to order the Public Hearing at 4:01 p.m.

II. Opening Statement

Chair Crowe read the opening statement for the Public Hearing noting that all persons present who believe their interest in property is affected by the proposed bylaw shall be given an opportunity to be heard or present written submissions.

III. Introduction of Official Community Plan Amendment Bylaw No. 864 – 2018

Chair Crowe asked the Corporate Officer to introduce the bylaw.

The Corporate Officer introduced the bylaw and noted:

- The subject property has no land use designations because it was formerly federally regulated.
- The proposed land use designation for this property is *Parks and Open Space* to be consistent with the land uses of the adjacent lands (Centennial Park).

IV. Public Input

The Corporate Officer confirmed that all statutory public notifications occurred and that there was one written submission received in relation to the proposed bylaw amendment. That written submission is included in the public hearing agenda documents.

Chair Crowe called a first time for public input.

Reinhard Burke spoke in opposition of the bylaw. He stated that in 2005, his client (450114 B.C.), entered into an agreement with the Village to coordinate purchase of the CPR lands for mutual benefit.

Mr. Burke continued by stating in 2017 his client, sued the Village and that lawsuit, still in effect, alleges that the Village is not entitled to sell Parcel C to Chase DevCo. Chase DevCo is the adjacent residential land developer that would most benefit from *Residential* and *Resort Commercial* land use designations. 450114 B.C., as the only other adjacent property owner, will not benefit from *Residential* and *Resort Commercial* land use designations.

Chair Crowe called a second time for public input. None was forthcoming.

Chair Crowe called a third and final time for public input. None was forthcoming. Hearing no further input, Chair Crowe closed the input opportunity for Village of Chase Official Community Plan Amendment Bylaw No. 864 – 2018.

V. Close of input on Official Community Plan Amendment Bylaw No. 864 – 2018

VI. Introduction of Official Community Plan Amendment Bylaw No. 859 – 2018

Chair Crowe asked the Corporate Officer to introduce the bylaw.

The Corporate Officer introduced the bylaw and noted:

- The subject property has no land designations because it was formerly federally regulated.
- The proposed land use designation for this property is *Combination Light Industrial/Service Commercial* to be consistent with the land uses of the adjacent lands (Rodem Bottle Depot and M.J. Reid & Co.).

VII. Public Input

The Corporate Officer confirmed that all statutory public notifications occurred and that there was one written submission received in relation to the proposed bylaw amendment. That written submission is included in the public hearing agenda documents.

Chair Crowe called a first time for public input.

Reinhard Burke commented that his client (450114 B.C.) has no direct interest in what happens on this land.

Chair Crowe called a second time for public input. None was forthcoming.

Chair Crowe called a third and final time for public input. None was forthcoming.

Hearing no further input, Chair Crowe called for a motion to close the input opportunity and adjourn the public hearing for Village of Chase Official Community Plan Amendment Bylaw No. 859 – 2018.

VIII. Close of input on Official Community Plan Amendment Bylaw No. 859 – 2018

IX. Introduction of Official Community Plan Amendment Bylaw No. 863 – 2018

Chair Crowe asked the Corporate Officer to introduce the bylaw.

The Corporate Officer introduced the bylaw and noted:

- The subject property has no land designations because it was formerly federally regulated.
- The proposed land use designation for this property is *General Commercial* and *Resort Commercial* to be consistent with the land uses of the adjacent lands (former Whitfield Park).

X. Public Input

The Corporate Officer confirmed that all statutory public notifications occurred and that there was one written submission received in relation to the proposed bylaw amendment. That written submission is included in the public hearing agenda documents.

Chair Crowe called a first time for public input.

Reinhard Burke commented that his client (450114 B.C.) has a direct interest in this land and the Village is not able to make these changes.

Chair Crowe called a second time for public input.

Karen Bassett of 564 Lakeshore Drive, stated that she is an employee of 450114 B.C. and her employment, as well as 4 others, would be affected if they could not operate on the subject property.

Chair Crowe called a third and final time for public input. None was forthcoming.

Hearing no further input, Chair Crowe called for a motion to close the input opportunity and adjourn the public hearing for Village of Chase Official Community Plan Amendment Bylaw No. 863 – 2018.

XI. Close of input on Official Community Plan Amendment Bylaw No. 863 – 2018

XII. Adjournment of Public Hearing

Moved by Councillor Scott

Seconded by Councillor Maki

THAT the Public Hearing be adjourned.”

CARRIED

The Public Hearing was concluded at 4:26 p.m.

These minutes were adopted by a resolution of Council this 11th day of December, 2018.

Original Signed
Rod Crowe, Mayor

Original Signed
Sean O'Flaherty, Corporate Officer