



VILLAGE OF CHASE MINUTES OF PUBLIC HEARING

January 9, 2024 at 4:04 p.m.
Council Chamber - Village Office
at 826 Okanagan Avenue

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Joni Heinrich, Chief Administrative Officer (virtual)
Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer
Mike McLean, Deputy Corporate Officer

Public Participants: Approximately 19 people in attendance and 7 virtually

I. Call to Order:

Chair Lepsoe called to order the Public Hearing regarding *Zoning Amendment Bylaw No. 933-2023* at 4:04 pm.

II. Opening Statement:

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

III. Introduction of Zoning Amendment Bylaw No. 933-2023

Chair Lepsoe asked the Corporate Officer to provide background information.

The Corporate Officer introduced the bylaw. Some notable aspects of the bylaw included:

- The subject property is currently not zoned, was formerly surplus land from a 1978 subdivision and was dedicated as highway
- Proposed zoning as R-1, Low Density Residential
- Lands are already designated 'Residential' in the Village's Official Community Plan
- Completion of a Riparian Assessment in 2018 that confirms the land is conducive to residential development and therefore developable
- Completion of an updated appraisal in 2018 valuing the land at \$103,000
- Completion of the road closure September 1, 2022
- The Village owns a property that has no civic purpose and if disposed, the revenue can offset costs to date (approximately \$9,000) and other land acquisition costs on Shepherd Road

IV. **Public Input**

The Corporate Officer confirmed that all statutory public notifications occurred, and that no written submissions were received.

Chair Lepsoe called a first time for public input.

Bev Iglesias of 621 Third Avenue expressed concerns about the setback distance from Chase Creek.

Chair Lepsoe called a second time for public input.

Myron Malinsky of 370 Juniper Street expressed concerns about the size of the lot and doubted there is enough room there for a house.

Bev Iglesias commented on zoning setbacks noting that instead of six metres, the setbacks will now be four metres from the road.

Chair Lepsoe called a third and final time for public input.

Hearing no further input, Chair Lepsoe called for an adjournment to the Public Hearing.

V. **Adjournment**

Moved by Councillor Torbohm

Seconded by Councillor Herman

“THAT the input opportunity to hear from affected persons regarding Zoning Amendment Bylaw 933-2023 be closed; AND,

THAT the Public Hearing be adjourned.”

CARRIED

The Public Hearing was concluded at 4:17 p.m.

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer