

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, MAY 13, 2019
AT 6:30 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE ZONING BYLAWS**

PRESENT: **Council:** Mayor Minions (Chair)
 Councillor Corbeil
 Councillor Haggard
 Councillor Poon
 Councillor Solda
 Councillor Washington

City Staff: Tim Pley, Chief Administrative Officer
 Davina Hartwell, City Clerk
 Katelyn McDougall, Manager of Planning

Members of the Public: 8

The chair explained the Public Hearing procedures for the meeting.

Part A - Applicant: Carriere, 2940 Bellshill Road

The City Clerk provided a summary of the application:

The applicant is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the property into six (6) semi-rural, single family, residential parcels.

The proposed bylaws are:

- “Official Community Plan Amendment No.27 (2940 Bellshill Road - Carriere), Bylaw No. 4985”
- “Zoning Bylaw Map Amendment No.32 (2940 Bellshill Road - Carriere), Bylaw No. 4986”

A2. Background Information from the Manager of Planning

The Manager of Planning provided background information regarding the proposed amendments by way of summarizing her report of May 8, 2019, attached hereto and forming part of this report.

A3. Correspondence

None

A4. Late Correspondence Regarding the Matter

None

A5. Input from the Public regarding the Bylaw

Simon DeWaal, Gagne Road, stated he does not object to the development but he does object to culverts being paid for by the City.

Tasha Frechette, Bellshill Road, enquired about access to the lots. The applicant, Mr. Carriere advised that there will be no access off Gagne Road – Carriere Road will be extended with access from there. He noted proper drainage will need to be in place and that he is in discussion with the City regarding ditching.

Alf Waddell, Gagne Road, asked about how septic fields can be installed on lots smaller than an acre. He noted the lots proposed are less than ½ acre. The applicant, Mr. Carriere commented that septic systems have come a long way in the last 8 years.

A6. Questions from Council:

Council asked how close the City sewer comes to the proposed development and who would pay if City infrastructure was extended. The Manager of Planning advised that on some occasions the cost is shared. She also advised that if sewer was extended there would be opportunity for other properties to connect.

B1. Description of the Application

Part B - Applicant: Bouelle, 3512 Gagne Road

The City Clerk provided a summary of the application:

The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into approximately two (2) single family, residential parcels.

The proposed bylaw is:

- “Zoning Bylaw Map Amendment No.33 (3512 Gagne Road - Bouelle), Bylaw No.4987”

B2. Background Information from the Manager of Planning report dated May 8, 2019.

The Manger of Planning provided background information regarding the proposed amendment by way of summarizing her report of May 8, 2019, attached hereto and forming part of this report.

B3. Correspondence

None

B4. Late Correspondence Regarding the Matter

None

B5. Input from the Public regarding the Bylaw

Simon DeWaal, Gagne Road again stated he was not opposed to the development and enquired if culverts are to be paid for by the City or the owner.

B6. Questions from Council:

None

7. Calling for any Further Input:

The Chair asked for any further input from the public.

Mr. Carriere suggested that it would be a hard sell to people who have functioning septic systems to have them connect to the City's sewer. He noted he would strategically locate dwellings on the property to be able to tap in at some point. He stated his intent is to retain the rural feel of the area.

The Chair called a second time for input. There was none.

The Chair asked for input for a third and final time. There was none.

8. Closing Remarks by the Chair:

The Chair made closing remarks on the matters of the public hearing.

9. Termination of the Public Hearing:


It was moved and seconded:

That the Public Hearing terminate at 6:51 p.m.

CARRIED

Pursuant to Sections 464, 465 and 466 of the *Local Government Act*, I hereby certify the foregoing to be a fair and accurate summary of the representations made at the Public Hearing held May 13, 2019 regarding:

- “Official Community Plan Amendment No.27 (2940 Bellshill Road - Carriere), Bylaw No. 4985”
- “Zoning Bylaw Map Amendment No.32 (2940 Bellshill Road - Carriere), Bylaw No. 4986”
- “Zoning Bylaw Map Amendment No.33 (3512 Gagne Road - Bourelle), Bylaw No.4987”



Davina Hartwell
City Clerk