

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, MAY 29, 2017
AT 5:30 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN BYLAW AND
ZONING BYLAW**

PRESENT:

Council: Councillor Alemany (Chair)
Councillor Paulson
Councillor Sauvé
Councillor Washington

Late: Mayor Ruttan (5:42 p.m.)

City Staff: Tim Pley, Chief Administrative Officer
Davina Hartwell, City Clerk
Scott Smith, Director of Development Services

Members of the Public: 12

The Chair explained the Public Hearing procedures for the meeting.

Applicant: A. McLellan, M. and C. Ryles

1. Description of the Application

The City Clerk provided a summary of the application:

The applicants are applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the properties at 2881 and 2911 Burde Street into approximately 13 residential parcels.

The proposed Bylaws are:

- "Official Community Plan Amendment No. 24 (2881 and 2911 Burde Street – McLellan and Ryles), Bylaw No. 4934"
- "Zoning Amendment No. 21 (2881 and 2911 Burde Street – McLellan and Ryles), Bylaw No. 4935"

2. Background Information from the Director of Development Services

The Director of Development Services provided background information regarding the proposed amendments by way of summarizing his report of May 24, 2017, attached hereto and forming part of this report.

3. Correspondence

None

4. Late Correspondence Regarding the Matter

None

5. Input from the Public regarding the Bylaws

Simon Dewaal, 3555 Gagne Road, asked if the neighbourhood would be included or excluded from connecting to the sanitary sewer system if the development goes ahead. The Director of Development Services responded that the sanitary sewer infrastructure will be designed to have the capability of servicing upper Burde. He stated that if the development is required to connect to sanitary sewer, then staff would work with the neighbours regarding feasibility and options for connection.

Dave Kindratsky, 2981 Burde, stated his property is immediately adjacent to the proposed development. He feels that the lots seem crowded and with no separation from his property line he will have 6 neighbours. He stated that 13 new residences almost doubles the amount of residences in the area and changes the neighbourhood. He also asked about residents who have just paid for new septic fields. The Director of Development Services responded that provision of sanitary sewer service is not in process right now and would have to be directed by Council but the feasibility of connection becomes greater in future.

Mr. Kindratsky also asked who owns the lane right-of-ways to which the Director of Development Services responded they belong to the private owner with access by way of easement agreements.

Garry Redlin, 2851 Burde Street, commented on increased traffic and road maintenance. Noting the adjacent ponds he asked whether a hydrology study or an Environmental Impact Assessment had been done. He also asked about the potential of a smaller development. He felt he would be impacted more than others in the area suggesting his view will become other people's backyards. He also commented on construction noise and dust which could go on for years. He suggested landscape buffers be put in place to help retain his rural property as well as others.

The Director of Development Services responded to Mr. Redlin's questions as follows:

- Storm water master plan would be done prior to subdivision approval.
- No identified environmental habitat areas currently;
- Burde Street is a designated collector road – the intent is to undertake road repairs in conjunction with the Uplands Phase 2 subdivision and plan major road resurfacing once project complete;
- 75' frontage is required on designated street meaning lots could not be smaller;
- Lots are fee simple property – difficult to designate landscape buffers on private property;

Daniel Cyr noted his property is behind the proposed development and expressed concern about where water will go as his property is at the lowest point. He also asked if the road would have sidewalks; how would the road end (cul-de-sac); would there be streetlights; water system at max already?

The Director of Development Services responded as follows:

- Drainage would have to be engineered – designed to pre-development flow.
- Road would be centre strip asphalt, no sidewalk, curb and gutter required
- Street lighting would be required and would likely be hung off hydro poles
- Water reservoir at top of Burde does not have to be increased in size but the pump at the pumpstation on Burde Street will have to be upsized at the cost of the Uplands Phase Two Developer (Bowerman).
- Road would likely end in a cul-de-sac. Some form of turning radius would be required – would work to ensure no adverse impact on properties.

Fernand Larochelle, 2891 Burde Street, provided his alternate suggestions for placement of sanitary sewer infrastructure suggesting it should be tied in with other services already in place.

Paul Mayer, 2951 Burde Street expressed opposition to the development stating that while it looks good on paper, they should remain acreage lots.

Simon DeWaal commented on safety issues noting vehicle parking on narrow strip of road not designed for two lane traffic. He said this has been going on since Phase 1 of the Uplands subdivision and will only get worse. He suggested No Parking signs.

Dave Kindratsky commented on issues of drainage and waterflow on his property which he thinks will get worse but is prepared to fix. He noted that he hasn't seen property move on the north end of Burde St. – people like living there. They want stable neighbours, it's about lifestyle.

6. Questions from Council:

In response to questions from Council, the Director of Development Services advised as follows:

- It would be at the developer's expense to provide services to the proposed subdivision;
- In order to provide additional width on Burde Street adjacent to the Uplands Phase one subdivision, the ditch would need to be filled in;
- Sidewalks will be included in the second phase of Uplands subdivision; density on upper Burde doesn't require sidewalks but residents could approach the City with request;
- Impact on taxes would depend on assessed value of properties; tax rates would stay the same.

7. Calling for any Further Input:

The Chair asked for any further input from the public.

The developer, Adam McLellan, noted that he heard the concerns regarding density and indicated he would have preferred 1 acre lots but the cost of putting in the road was prohibitive. He also indicated he would prefer to have the option of connecting to sanitary sewer or having septic system depending on costs.

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.

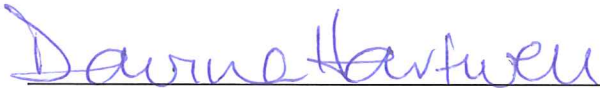
It was moved and seconded:

That the Public Hearing terminate at 6:32 pm.

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 March 13, 2017 regarding:

- "Official Community Plan Amendment No. 24 (2881 and 2911 Burde Street – McLellan and Ryles), Bylaw No. 4934"
- "Zoning Amendment No. 21 (2881 and 2911 Burde Street – McLellan and Ryles), Bylaw No. 4935"



Davina Hartwell
City Clerk