

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 8, 2001.

Council members in attendance were: Mayor Walter Gray, Councillors R.D. Cannan, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Council members absent: Councillors A.F. Blanleil and B.A. Clark.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Director of Planning & Development Services, R.L. Mattiussi; Current Planning Manager, A.V. Bruce; Subdivision Approving Officer, R.G. Shaughnessy; Development Engineering Manager, S. Muenz; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. Mayor Gray called the Hearing to order at 7:00 p.m. and informed the public that the bylaw for item 3(d) on this agenda will not be debated by Council until May 22nd in accordance with a previous resolution adopted by Council on April 30, 2001.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" and "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on April 19, 2001, and by being placed in the Kelowna Daily Courier issues of April 30 and May 1, 2001 and in the Kelowna Capital News issue of April 29, 2001, and by sending out or otherwise delivering 411 letters to the owners and occupiers of surrounding properties between April 18 & 20, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8662 (Z01-1010) – Cambridge Shopping Centres Limited (IBI Group – Marshal Hundert) – 2430 Highway 97 North - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot B, D.L. 125, Sec. 28, Twp. 26, O.D.Y.D., Plan 19786 except Plans M15094, 37794, KAP67598, KAP67599 and KAP67601, as shown on Map "A" dated January 2001, attached to the Planning Department's report of March 28, 2001, located on Highway 97, Kelowna, B.C., from the P3 – Parks and Open Space zone to the I2 – General Industrial zone in order to allow development of the site for uses permitted in the I2 zone.

Staff:

- The concept plan shows the extension of Enterprise Way to the east and indicates that 5 of the 7 lots would be used as an automall with no confirmed use for 2 of the lots.
- The proposal is consistent with the overall concept plan approved through the first stage of development.
- The applicant intends to freeze the development lands outside the Home Depot site until the extension of Enterprise Way is completed to the east so that this development can proceed without any additional road links.
- The applicant will dedicate an additional amount of land along Mill Creek to the City and protect the creek dedication by covenant. In exchange, the applicant will be permitted to create parking lots and perimeter landscaping/fencing up to the dedicated boundaries of the lots.

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Mayor Gray noted he had just realized that a direct family member may live within the notification radius for this application and therefore would be in a conflict of interest and left the meeting at 7:16 p.m.

Deputy Mayor Nelson assumed the Chair.

Staff:

- To be consistent with the requirement for no net-loss of trees on the former golf course property, the applicant will be planting about 54 trees on the portion of the property under application tonight.
- Staff are working with the applicant to resolve access issues.
- Each individual lot would be required to apply for a Direct Development Permit.
- A covenant is registered in favour of the Land Reserve Commission (LRC) to ensure that the lands south of the creek would be retained for an industrial land base and the rest for commercial. The covenant has a schedule attached that lists the uses that would be acceptable and that includes those uses proposed tonight. The properties that are not confirmed for automall use could be developed for any of the other permitted uses listed on the schedule.

The City Clerk advised that the following correspondence and petitions had been received:

- Late petition bearing 17 signatures opposing the application for reasons including that the rezoning does not concur with the City's plan for expanding green space, and that excess noise caused by public address (PA) systems, increased traffic at odd hours for deliveries, negative impact from lighting and unsightly rooflines will decrease property values of the residential properties in the area.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Marshal Hundert, representing the applicant:

- The proposed uses were approved when the Area Structure Plan for the 100 acre Cambridge property was dealt with by Council last year.
- Will put a freeze on development of the future commercial land around Home Depot until Enterprise Way is extended east to Leathead Road or Highway 33.
- Enterprise Way will be extended east to provide access to all the proposed lots.
- There is an extensive system to give the public access to the creek and the storm water management facility would also serve as a heavily planted amenity space.
- Initially the entire site was designated by covenant for industrial uses only.
- All of the highway frontage improvements were done in phase 1 with development of the Home Depot site in accordance with the Area Structure Plan.
- Many of the permitted uses would be inappropriate for the 2 lots not so far included in the proposed automall.
- Issues such as lighting, edge treatment, etc., will be dealt with as the lots develop.

Heinz Matysiak, speaking on behalf of his parents who could not be here tonight:

- Parents have been residents of 2225 Omineca Place since 1983 and have watched the area deteriorate ever since.
- Opposed to the proposed rezoning because if approved the proposed uses would exacerbate existing problems with noise, traffic, glare from lighting, obnoxious odours, dust and pollution from traffic, and deterioration of property values due to the industrial build-up in the area.
- Had hoped there would be multi-family residential units not industrial along the creek.
- Urged Council to reconsider and put a moratorium on the zoning of these parcels of land.
- Questioned whether the decisions to rezone were based on environmental impact studies.

Greg Smith, 2201 Omenica Place:

- Moved to this area about 1 year ago and was aware the golf course lands would be developed for a shopping centre.
- Disturbed about Home Depot's large sign facing Dilworth and the loud PA system. Now there will be more PA systems and more bright lights. Property values certainly will be lowered.
- Request Council reconsider approving an I2 use for the property.

Rino Gemin, 2255 Omineca Place:

- Lights from Home Depot shine into his kitchen. Lighting should be directed down instead of into the neighbourhood so as not to disturb others.
- Concerned that noise will increase.
- Car dealers have loud telephones and the volume should be turned down so the phones are not heard 5 miles away.
- Concerned that now there may not be any residential between the proposed development and the existing residential neighbourhood.

Wade Schmidt, 2231 Omenica Place:

- Lights shine over the Home Depot building into his living and dining room window. Would like restrictions on lighting so that it is directed away from residential properties.
- Expected that there would be trees and some other berm along the back side for noise attenuation. With the hedge removed from along Highway 97 more decibels of traffic noise are getting through and with the trees gone the residents hear the PA systems more.
- Back-up beepers from trucks delivering to Home Depot at 5:30 a.m. are also a problem.

Wolfgang Roeseler, 2237 Omenica Place:

- Lights, telephone noise, and PA systems are a problem.
- Changing the park land into industrial land has devalued residential property values in the area.

Marshal Hundert, representing the applicant:

- The applicant has been working on redevelopment of this property for about 4 years and has kept the residents of Omenica informed of what was being proposed through public meetings and notices delivered to their homes.
- The applicant has made significant improvements to roads in the area in accord with traffic studies and traffic will be vastly improved, not exacerbated as suggested by some of the previous speakers.
- The majority of the noise is from existing conditions beyond the subject property.
- The area north of the creek is designated a special study area. Any future residential would be north of the railway tracks and the proposed North End Connector.
- The area of dedication was determined to be far enough away from the creek to not impact the creek and therefore an environmental assessment was not required.
- Home Depot is on a lot that has been subdivided off from the subject property and Home Depot is actually the land owner not Cambridge and so there is nothing the applicant can do about concerns with the Home Depot site.

There were no further comments.

Mayor Gray returned to the Council Chamber at 8:28 p.m. and resumed the Chair.

- (b) Bylaw No. 8667 (Text Amendment No. TA01-004) – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding “bingo facilities” to the principal uses of the C10 – Service Commercial zone and by adding the following definition for “bingo facilities” to Section 2.3 – General Definitions of the bylaw:

“Bingo facilities means any place that is used for bingo pursuant to a license issued by or under the authority of the provincial government.”

Mayor Gray advised that this item would be presented concurrently with agenda item 3(c).

- (c) Bylaw No. 8668 (OCP01-002, Z01-1012) D.M.J. Construction (Springfield Plaza Inc. – John McAfee) – 1565 & 1585 Springfield Road - THAT Map 15.1 of Kelowna Official Community Plan (1994-2013) Bylaw No. 7600 be amended by changing the Future Land Use designation for Lots 3 and 4, D.L. 129, O.D.Y.D., Plan 11371, located on Springfield Road, Kelowna, B.C., from “Low Density Multiple Family Residential” to “Commercial”;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 3 and 4, D.L. 129, O.D.Y.D., Plan 11371, located on Springfield Road, Kelowna, B.C., from the RM3 – Low Density Multiple Housing to the C10 – Service Commercial zone in order to allow development of the site for uses permitted in the C10 zone.

Councillor Given declared a conflict of interest because he is an employee of the Canadian National Institute for the Blind and CNIB receives funding from bingo revenue and left the Council Chamber at 8:29 p.m.

Councillor Day declared a conflict of interest because direct members of his family own adjoining properties and left the Council Chamber at 8:29 p.m.

Staff:

- The proposed text amendment would include bingo facilities as a permitted use within the C10 zone with a definition specifically for bingo facilities.
- The applicant is proposing to consolidate the 2 lots for development of a bingo facility that would combine the two existing bingo facilities into one building.
- There may be some future commercial development on the portion of the site to the north but that is not part of this application.
- The site would be accessed from one point on Springfield Road with full turning movements in and out of the site.
- A Development Permit application has been submitted that deals with the landscaping and includes a buffer around the perimeter of the property, a solid concrete fence between this and the abutting residential property to the west, and a fence constructed above a retaining wall along the south boundary that abuts agricultural land. The easterly property boundary next to Revy would be landscaped and fenced as well.
- Efforts to reach an agreement for reciprocal access with Revy to allow people to use their lot to access the traffic light at Dayton have been unsuccessful.
- City Transportation staff are satisfied that a traffic study is not required and that Springfield Road can handle the traffic that would be generated from the subject property.
- The bingo facility would operate from 10 a.m. to 11 p.m. and their peak time is from 6 p.m. to 9 p.m.
- The application was reviewed and supported by the Advisory Planning Commission with no conditions.
- The proposed use is viewed as a good transition to the existing residential to the west and is an improvement over the existing use of the subject property.

The City Clerk advised that the following correspondence had been received with respect to the rezoning application:

Opposition:

- Letter from Suzanne Warner, 101–1995 Burtch Road
- Letter from the Day Family, 2225 Burtch Road
- Letter from Correne Busby (Strata K429) 1580 Springfield Road

All generally concerned about increased traffic on Springfield, increased trespassing, theft, vandalism, dumping of garbage, and fear of damage to the irrigation ditch.

- Petition bearing 7 signatures concerned that overflow parking from the bingo facility coupled with already inadequate parking on surrounding streets will put a strain on on-street parking for residents in the area.
- Late letter from Gloria Juzwishyn, 3-1985 Burtch Road, concerned about increased traffic congestion and noise on Burtch Road.

Support:

- Letter of conditional support from Sunwest Condominium Services acting as agent for Strata Corporation K436 listing things they want addressed to garner their support.

Mayor Gray invited anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

John McAfee, representing the applicant:

- MidValley Bingo Association operates Bingo Palace and Kelowna Charities Association operates Dabbers. They are made up of approximately 150 charities and they contribute approximately \$3.6 million annually to their charities each year in Kelowna.
- This application started in 1998 with Kelowna Charities Association deciding they wanted to move because of problems with their downtown location and they are amalgamating with Mid Valley to allow them to raise maximum charitable dollars without competing with each other.
- The subject property is the only site within the core of the city that could accommodate the potential needs for this type of facility. Access to bus routes, access to walk-in traffic, and plenty of parking are a necessity.
- Close to 100% of the charities involved in the two associations support the amalgamation of the 2 bingo facilities into 1 and the development of a single facility on the proposed site.
- The B.C. Gaming Commission and the B.C. Lottery Corporation supports amalgamating and building a single bingo facility.
- The proposed 24,000 sq. ft. bingo facility will be state of the art and will protect the income of these facilities over the next 20 years.
- The facility will seat 800 people and is required to provide 225 parking stalls which should be more than adequate on-site parking.
- The facility will employ 60 people and provide entertainment for approximately 500 patrons a day.
- The residents of Burtch Estates support this application; all of their concerns have been addressed.
- An additional 20 parking stalls could be available for further commercial development on the site but that would not occur for 3-5 years or so in case the additional space is needed for the bingo facility.

Kevin Day, 2225 Burtch Road:

- Distributed copies of his comments and of a letter from the Day Family regarding the ensuing problems they have experienced as a result of development adjacent to their farm lands, including increased traffic, trespass, crime and no regard for their private property.
- Asked that, to mitigate the impact on their farming operation, the applicant be required to construct the fence proposed along the south property boundary before construction starts, taking care not to impact the irrigation ditch that is there.
- Already, their farm land has been trespassed on by survey crews for the property under application.
- Not opposed to development of the subject property but favourable changes in zoning should be a right for owners of farm land too.

Ken Day, 2050 Byrns Road:

- Traffic is a concern for farmers.
- Need to deal with the problem of developers dumping drainage into the irrigation ditch and trespassing on their farm land.
- Farmers provide a free greenbelt for the public and farm land is important to healthy air conditions.

John McAfee, representing the applicant:

- Advised he was not aware that the surveyors were trespassing on the adjacent farm land until last Friday and that he has talked to them and it will not happen again.
- Advised he will work with the Days to try to prevent any further problems.

There were no further comments.

- (d) Bylaw No. 8663 ((Z01-1001) – Debo Holdings Ltd. (Planning Solutions Consulting Inc. – Tony Markoff) – 871 Paret Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, D.L. 579, Sec. 30, Twp. 29, S.D.Y.D., Plan KAP67461, located on Paret Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU2 – Medium Lot Housing zone in order to allow development of the site for uses permitted in the RU2 zone.

Staff:

- The applicant is proposing to rezone the 4.3 ha property to facilitate a 58 lot single family residential subdivision.
- The subject property is a result of a block plan subdivision that involved the former Paret Road gravel pit and the Borden property north of the former gravel pit. The block plan subdivision also resulted in the dedication of the future Gordon Drive extension which will be triggered at the time of development of the 950th unit within the Southwest Okanagan Mission Sector Plan area.
- The proposed development would be accessed via an extension of Paret Road with provision of an emergency access north to the future extension of Gordon Drive. No direct access would be permitted from the lots backing onto the future extension of Gordon Drive.
- The Advisory Planning Commission have reviewed the application and passed a recommendation of non-support at this time, with a request that the applicants meet with the neighbourhood to hear their concerns.
- The applicant organized a neighbourhood meeting and the issues of concern were traffic safety in the neighbourhood, tree retention on the subject property, the condition of the Steele Road reservoir and watermain, environmental concerns on the subject property, and density in terms of lot sizes not being compatible with surrounding lands. Staff believe these issues can be resolved through the subdivision process with the exception of the density/lot size concern.

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- At the request of Council the applicant held another meeting with the residents on April 26, 2001 and the area residents still had the same issues of concern.
- The applicant is prepared to register a covenant to restrict the proposed subdivision to a maximum of 58 lots when in fact 66 lots could be developed under the R2 zone.
- The existing lots in the area were developed on septic and in compliance with irrigation district requirements for a larger lot area. The proposed lots would be serviced with sanitary sewer and are large for R1 standards but are smaller than the existing lots.
- City Environment staff and the Ministry of Environment are satisfied that no further mitigation of the site is required.

Mayor Gray reminded the public that Council debate of this bylaw has been deferred by resolution to May 22, 2001.

The City Clerk advised that the following correspondence had been received:

Opposition:

- Letter from Robin Tracy, 837 Stonybrook Road
- Letter from Myrna Tracy, 837 Stonybrook Road
- Letter from Fred & Lydia Kulynych, 843 Stonybrook Road
- Letter from Max & Joan Ongaro, 109-1995 Burtch Road
- Letter from Andrea & Sam Fiechter, 868 Paret Road
- Late letter from Carrie, Eric and Nicole McGinn, 844 Paret Road
- Late letter from Grant & Carrie McGinn, 844 Paret Road

Suggesting that the proposed density is out of character with what exists, traffic would increase on narrow roads without sidewalks when signage is already inadequate, Paret Road is not designed to handle traffic loads from the proposed Gordon Drive extension, there is contaminated soil on the subject property, land values will decrease, the proposal does not include accessible parks, and development would have a negative impact on Bellevue Creek and the nearby bird sanctuary.

Other:

- Letter and document from W.S. Leong & Associates outlining the history of the Southwest Mission Sector Plan and major road servicing needs including letters and memos regarding the Sector Plan process.
- Late submission of notes prepared by Tony Markoff of a meeting held April 27, 2001 with 15 neighbours expressing concerns including soil contamination, land exchange and City conflict of interest, traffic concerns, density not compatible with the neighbourhood, opposition to the proposed extension of Gordon Drive, creek contamination, lack of park space, lack of consultation with residents regarding the number of future homes proposed for the Mission and fear of loss of trees.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Tony Markoff, representing the applicant:

- Indicated he had nothing to add at this time.

Greg Smith, 860 Paret Road:

- Purchased his property about 3 years ago.
- Attended the Advisory Planning Commission (APC) meeting toward the end of January and was told he should have been there during the Official Community Plan (OCP) process even though he did not live in the area at that time.
- The City should be telling the developers what lot size to create to be compatible with what exists.
- At the APC meeting reference was made to 6 vehicle trips per household per day, the OCP refers to 10 vehicle trips per household per day.
- Traffic will be an issue – it already is now.
- Council should be working for the community not the developers.
- More concerned with the size of the lots than with the zoning designation. Would support RU1 with 25 to 30 lots but not with with 58 lots.

Don Graham, president of the Mission South Slopes Residents Association:

- Advised he was speaking on behalf of the 8 member executive but that not all of his comments would be those of the association.
- There could potentially be 400 vehicle trips per day from the 58 lots.
- Vehicles approaching the bridge over Bellevue Creek from Paret Road tend to take the corner wide creating a safety concern. The 30 km/hr. sign is very close to the corner and would perhaps be better located further down the block so people would slow down further back.
- Concerned that the proposed development would access onto Paret Road right in the middle of a tight turn in the road.
- Concerned about the loss of trees to facilitate the proposed Gordon Drive extension. The escarpment is large and will dominate the area and locating the road so close to the creek would no doubt negatively impact fish and wildlife in the area. The treed area needs to be preserved as much as possible as a natural reserve.

Airlie Pinkerton, 802 Stonybrook Road:

- Submitted a copy of her comments which she then summarized.
- The application proposes 5.4 houses per acre. Concerned that most of the trees would have to be removed to achieve the 58 units on the subject property.
- Removing trees increases storm run-off, drainage, air pollution, noise, and poor water quality. Trees should be retained as much as possible to protect the sensitive nature of the Bellevue Creek corridor.
- Concerned that there is no provision for communal recreation space in the proposed subdivision. Residents of the proposed subdivision would have to cross over Gordon Drive to get to the park site.
- The proposed density would not be compatible with other development in the area.
- The utmost density the area residents could support would be comparable to what is in Queen Anne Estates, which is also being developed on sewer based on the usable portion of that property.

Jennifer Houiellebecq, 842 Stonybrook Road:

- Submitted a copy of a petition bearing 165 signatures of residents asking that the City suspend consideration of current and future development proposals in areas deemed to be affected by the proposed southerly extension of Gordon Drive until such time as the transportation routes in the OCP for the Southwest Okanagan Mission Sector and the North Mission Crawford Sector have been reviewed and accepted. The petition was initially submitted to the APC.
- Submitted a copy of her comments which she then summarized.
- Confidential memos from City staff suggested that the subject application could trigger need for the southerly extension of Gordon Drive sooner than at the time of development of the 950th unit of the sector plan area.

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- If the subject application is approved in its present format, there will only be one option left for the road alignment for the extension of Gordon Drive to the south and that option would not meet riparian setback requirements.
- There has been no attempt by the developer to properly incorporate input from the neighbourhood into his development proposal.
- The issue of roads has to be looked at in detail before proceed with this rezoning.

Staff:

- The confidential memos referred to by the previous speaker were obtained under the Freedom of Information and Protection of Privacy Act. One was a land report and it is now public information; the second was a draft staff working paper that was not acted on by Council. Nothing has changed with respect to road issues since instructions to staff from Council. The applicant will have to provide bonding for eventual construction of the Gordon Drive extension at some future point in time.
- The proposed alignment for the southerly Gordon Drive extension was identified in 1982 and formalized in 1986.

Don Graham, president of the Mission South Slopes Residents Association:

- There has been very little sub-surface work so far despite environmental concerns about contaminated soils on the subject property. The site has twice been used for the treatment of waste contaminated soils and little has been removed and what is left is not suitable for agricultural uses.

Lona Manning, 885 Paret Road:

- Has lived at this address for 10 years and to her knowledge just a very small area of contaminants were placed on the subject property. The neighbours all enjoy walking their dogs and other activities on the site so obviously they do not feel the contamination is that dangerous.
- Is not opposed to this development and not everyone in the neighbourhood is being represented tonight.
- Some of the flyers that have been dropped off at her home demand her opposition.

Dewey Lotoski, 861 Stonybrook Road:

- Concerned about putting high density development in a rural setting.
- If this application is approved, the extension of Gordon Drive would have to be built along the creek and the creek would be destroyed.
- The park site across Gordon Drive would not be accessible by children from the proposed subdivision without their having to cross the major artery.

Marie Kalt, 809 Paret Road:

- Concerned about the proposed density.
- A sidewalk and/or bike path is needed for safety of children in the area - there is no space for them to walk when a car approaches.
- Contaminated material was brought to the subject property by dump truck all day long over weeks and 2 gas tanks were brought and buried in the middle of the night. This was reported to the City and the Ministry of Environment and a couple of people from the City did come out and investigate.
- Concerned about the irrigation pipe as more traffic will add more weight to the road and the irrigation pipe comes right into her back yard.

Nigel Houiellebecq, 842 Stonybrook Road:

- Asked that Council see the feelings and hear the genuine concern behind the words presented this evening and give them due consideration.

Tony Markoff, representing the applicant:

- The Ministry of Environment would face severe law action if the MOE did not reveal the site was contaminated when the subject property was sold to the applicant. The applicant will do whatever is required to ensure there are no contaminants on the site.
- The proposed lots would have 15 m frontage similar to lots in the Lexington subdivision. 19 of the 58 lots are RU1 or larger.
- The neighbourhood issue revolves around transportation and Gordon Drive south. Submitted a letter from consultants hired by the City some time ago concluding that Stonybrook was the only alternative.
- The subject application complies with the OCP and the Southwest Mission Sector Plan.
- Many residents of the area have indicated that the proposed density is too low for the subject property.
- The applicant has already compromised by reducing the number of lots from the 66 lots permitted to the 58 lots proposed.
- Intersection concerns will be addressed as part of the subdivision process.
- The applicant is targeting a market that may be very different than the Queen Anne Estates development.
- Willing to do a tree inventory to determine the trees worthy of preservation before the final lot lines are fixed. No more trees would be removed than necessary because trees add value to the property.
- There is an 8 ha community park site directly across the road from the subject property.
- The applicant will pay \$318,000 as a bond for the Gordon Drive extension and the road will be built at the 950th unit in the sector plan area.
- Service levels of Paret Road would not be diminished by the proposed subdivision.

Council:

- The Paret Road alignment for the Gordon Drive extension would be a tighter curvature and so would not be ideal but would be technically possible with some design limitations.
- The environmental assessment compared 2 variations for the Gordon Drive extension along Stonybrook but no environmental assessment was done of the Paret Road extension.

Staff:

- The 1995 Southwest Mission Sector Plan shows the extension off Stonybrook; the 20 year Road Network Plan of the 1996 OCP indicates the Stonybrook alignment.
- Traffic safety issues would be addressed through the subdivision process; outlined the proposed works noting what is needed is minor and does not include a sidewalk or road upgrades.
- Listed the number of lots proposed and approved within the sector plan area.

Council:

- Would like to hear the geotechnical results with respect to potential contamination on the subject property before final reading of the bylaw.

Mayor Gray advised that since the Public Hearing has gone beyond 11:00 p.m., none of the bylaws from tonight's Public Hearing will be considered tonight. The bylaws will be debated in 2 weeks time. Meanwhile, the public and developers are not to discuss the applications with members of Council but can relay information to Council through staff.

There were no further comments.

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4. TERMINATION:

The Hearing was declared terminated at 11:39 p.m.

Certified Correct:

Mayor

City Clerk

BLH/am