Acting Mayor Lord called the Public Hearing to order at 5:30 p.m.

Acting Mayor Lord outlined the procedures to be followed.

Corporate Officer, Patti Bridal advised that Notice of the Public Hearing was published in the **Sunday, March 1, 2015, and Wednesday, March 4, 2015** issues of the Morning Star Newspaper, as required by the *Local Government Act*.

(a) "509 Kalamalka Lake Road Rezoning Amendment Bylaw Number 5548, 2015" together with Public Input for DVP#00319

**Applicant:** EMA Consulting Ltd.

**Legal Description:** Part of Rem SE ¼, SEC 27, TP 9, ODYD

**Civic Address:** (509 Kalamalka Lake Road)

**Purpose:** A Bylaw to rezone the subject properties from A3 – Rural Small Holdings to R2 – Large Lot Residential, R5 – Four-plex Residential and HR3 – Hillside Residential Apartment AND to vary sections of Subdivision and Development Servicing Bylaw #3843 in order to subdivide Rem SE ¼, Sec 27, Tp 9, ODYD (509 Kalamalka Lake Road) into single family and multiple family dwelling lots.

Prior to Public Hearing, seven written submission were received as follows.
Acting Mayor Lord called a first time for representation from the public for in attendance with regard to "509 Kalamalka Lake Road Rezoning Amendment Bylaw Number 5548, 2015" together with Public Input for DVP#00319”.

<table>
<thead>
<tr>
<th>Date Received</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 3, 2015</td>
<td>Dennis &amp; Janice Windsor</td>
</tr>
<tr>
<td>March 4, 2015</td>
<td>Dale Pilling, P.Eng on behalf of John Blunt</td>
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<tr>
<td>March 6, 2015</td>
<td>Doug Rolfe</td>
</tr>
<tr>
<td>March 8, 2015</td>
<td>Tom Williamson</td>
</tr>
<tr>
<td>March 8, 2015</td>
<td>Mike Martin &amp; Pam Graber, Steve &amp; Bobby-Jo Oliver</td>
</tr>
<tr>
<td>March 9, 2015</td>
<td>Jenna Abbott</td>
</tr>
<tr>
<td>March 9, 2015</td>
<td>Elizabeth Jane Ohashi</td>
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</tbody>
</table>

Rod Drennan
- Like the type of development as a continuation of the existing neighborhood
- As a member of the North Okanagan Naturalist Club we advocate for connectivity for trails, walkways, etc. and reaffirm the importance of the connection to Kal Lake Road from Sawicki Park and Mt Griffin Road
- A – The trails are part of the Subdivision Plan and do not typically come back before Council; staff works with the developer to obtain these amenities; the subdivision plans are provided to Council by the approving officer.

Dennis Windsor (submitted letter)
- Property values and enjoyment of life will be negatively affected during construction - R2 large lot particularly
- Subjected to construction traffic, noise, dust and debris
- Entire site is undisturbed land – sloped and bedrock – provides varied habitat and historical artifacts
- Terrain and shallow soils and its undisturbed it is expected to have rare and endangered species
- Request this application be denied:
- Blasting concerns which could affect their home
  A – Blasting is controlled through the Province, not regulated by the City of Vernon. There has been issues in the past but City has addressed that in working with the blasters and contractors. Inspections of homes in the area, by the blaster is common practice.
- Grading plan for site is not available
  A – is required following the rezoning being completed, part of the development requirement
<table>
<thead>
<tr>
<th>Name</th>
<th>Concerns</th>
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<tbody>
<tr>
<td>Steve Oliver</td>
<td>Fall hazards from the rock cliff and erosion</td>
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<td>Concern that development on this rock could result in those developments falling onto existing lots</td>
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<td></td>
<td>A – these items are reviewed in the geotechnical report that is part of the subdivision plan</td>
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<tr>
<td>Ben Moore</td>
<td>Previous speakers addressed a lot of concerns</td>
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<td></td>
<td>Duration of the development taking place, don't want a 10 year building span, 5 years of blasting and all associated works</td>
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<td></td>
<td>Blasting concerns and the rocks behind some properties and how their homes may be affected</td>
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<tr>
<td></td>
<td>A – Blasters have their own insurance, together with the developer for any damage that may be done.</td>
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<td></td>
<td>Items regulated by the Province are not within a municipalities jurisdiction</td>
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<td></td>
<td>Drawings appear to be very tiny homes, realizing not to scale, do not appear to be in scale with existing homes</td>
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<td></td>
<td>Large Lot residential homes – don't want to be a neighbor to a 7,000 or 10,000 square foot home and request common sense as to what the maximum size is going to be permitted</td>
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<tr>
<td></td>
<td>A – size is regulated as per the allowable use in the bylaw; site lines are not restricted. There is road structure site testing done and at building permit stage for the types being proposed for those areas. Every building receives a geotechnical sign off</td>
</tr>
<tr>
<td>Mike Martin</td>
<td>Represents a group of neighbors</td>
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<td>Safety and liability concerns – every spring they remove 2 wheelbarrows from their yard from the eroding hill, which could be further enhanced due to this development; severe grade of cliff provides other hazards to yard</td>
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<td>Threat to value of their homes</td>
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<td></td>
<td>Deer and wildlife</td>
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<td></td>
<td>Request the rock wall behind these homes be stabilized and the City to be held liable for this</td>
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<tr>
<td></td>
<td>A – rock faces at the rear of property’s back yards may have been created as per the development of their yard and therefore their responsibility as part of the subdivision plan</td>
</tr>
</tbody>
</table>
| Holly Baxter | Environmental and Geotechnical plan requested  
|             | Concern with the development of a group home – is this people at risk?  
|             | \(A - \text{There has been no formal request for a group home, it is an allowable use within the zone} \quad Q - \text{can the City restrict a primary use within a zoning?} \quad A - \text{by way of covenant at time of subdivision, however this could be over ridden by the Province}\)  
|             | Opposed to any group home development – there is a park within close vicinity – addiction, sexual assault, etc. – park is frequented by children and this puts them at risk  
| Bob Kaizer (1st presentation) | Good to hear about the elevated pathway along Kalamalka Lake Road as it is a main path which would be great to have it connect from Polson Park to Kal Beach  
|             | Concerns with the soils and expanding clays on this site that has to be addressed/reviewed – needs to confirm the slopes are solid and safe or kept in their natural state – earthmoving and blasting on unstable soil will cause huge problems  
| Dennis Windsor (2nd presentation) | Development is a boondoggle – seen it before in Vernon  
|             | Should not even consider developing the lower portion of the lands – the top is feasible  
|             | Traffic on Kal Lake Road has doubled as this is a major road to Coldstream  
|             | Poor planning and site prep example is the Vernon High school and it fell apart because of the soils  
|             | Has the criteria for site prep changed within the last 20 years?  
|             | \(A - \text{yes, there are many components that must be met}\)  
|             | The walking and biking paths are first consideration  
|             | What are the grades being proposed in this subdivision  
|             | \(A - \text{Subdivision Servicing Bylaws has maximum road grades for different road classifications within city roads. Private roads are designed by their own developers. Typically the City promotes lower grade roads}\)  
|             | Use good common sense – look at whole property – and you will have something  
| Elizabeth Jane Ohashi (submitted) | High ecological area – many birds (described activity), snakes, arrowheads, and potential of artifacts – request an archeological assessment  
|             | Walking trails? Where do these go to? Meaningless if they don’t go anywhere  
|             | Blasting – been to court over this in which a developer caused a lot of fish kill which were a result of the shock waves. Point is that coming back after the damage is done is difficult and expensive. Not a lot of comfort for the home owners.  
|             | Understand the driveway is closer to the Alpine Centre  
|             | Residents on south side of road turning North is very challenging
<table>
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<tr>
<th>Name</th>
<th>Remarks</th>
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| letter)                                   | during peak hours and if another driveway coming onto this road will impact that  
|                                           | • Lower property seems like it would be difficult to develop  
| Bob Kaiser (2nd presentation)             | • The flat area where the apartment is going to be located has vertical walls – and the area was created illegally  
| Ms. Moore                                 | • Safety Concerns of Kal Lake Road as School Bus no longer picks up children in front and they have to walk that road which is very dangerous  
| Russell Crawford – representing developer | • Subdivision is 29 lots of R2 which will be slightly larger than present lots in the area  
|                                           | • There will be covenants regarding no build areas; and no-disturb covenants registered  
|                                           | • 40 Units R5 - entry level housing – located specifically beside Sawicki Park to attract families  
|                                           | • Apartment building on the lower level property  
|                                           | • Blasting would have to happen – insurance agents will survey all the homes prior to blasting with sign-off from the home owners and the blasters  
|                                           | • Safety – intend on working with the community and will not be placing people in harm  
|                                           | • Developers work and live in the community and want to see a good product  
|                                           | • Will have pathways from Sawicki Park and Kal Lake Road – Large portions of land will be undisturbed with no build covenants registered  
|                                           | • Conceptual drawings but no final development plans will be developed until zoning is granted  
|                                           | • A – *what is the timeline for this development?*  
|                                           | • Initially we want to do the R2 – and grading the R5 area together. Once construction begins we plan to build it out immediately. Which is a year to 18 months  
|                                           | • HR3 development is in the future (portion on Kal Lake Road)  
| Robert Shaw                               | • Concerned with the HR3 proposal and the access onto Kal Lake Road from Browne Road  
|                                           | • A 50 Unit apartment will add traffic  
|                                           | • Questions the width of the road and widening and whether its adequate for the traffic  
|                                           | • Disturbance from Blasting  
| John Keith                                | • Slide mitigation – are there plans for addressing any possibility of this occurring?  
|                                           | • Apartment block on the other side of the road will likely be high density, low income housing which could continue along this road in the future – study on the negative impacts of this type of development and impact on property values in the vicinity  

Bob Keyser (3rd presentation)

- COV is negotiating with the golf club to move the entrance from the golf course to Browne Road which is already on a slope and corner – perhaps there should be a traffic circle to control this.

Acting Mayor Lord called a second, third and final time for representation from the public. There being none, Acting Mayor Lord closed the Public Hearing for, "509 Kalamalka Lake Road Rezoning Amendment Bylaw Number 5548, 2015” together with Public Input for DVP#00319”.

Acting Mayor Lord advised that Council will be reconvening the Regular Open Meeting to discuss the application before Council.

CLOSE:

The Public Hearing closed at 7:11 pm.

CERTIFIED CORRECT:

_________________________  __________________
Akbal Mund          Patti Bridal
Mayor                Corporate Officer