

**Notes of the Public Hearing held on Wednesday, June 26, 2019 at 6:30 PM at the Carlin Community Hall, 4051 Myers Frontage Road, Tappen, BC regarding Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15.**

PRESENT: Chair, Paul Demenok –Director, Electoral Area C  
Christine LeFloch – Planner II, CSRD  
10 members of the public

The Chair called the Public Hearing to order at 6:30 PM and introduced himself and the Planner. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed amending Bylaw No. 725-15.

The Planner explained the legal requirements for notifications regarding the proposed bylaw amendment noting that ads had been placed in the June 14<sup>th</sup> and 21<sup>st</sup>, 2019 issues of the Shuswap Market News, and notices were posted on the CSRD website and social media. She further noted that notices were mailed to all owners of property located within 100 m of the property that is subject to the bylaw amendment. It was stated that the public hearing notes would be presented to the Board at the July Board meeting.

The Planner then explained the proposed amendment to Bylaw No. 725. She outlined the amendment which includes changing the land use designation for the subject property from MH Medium Holdings to RR2 Rural Residential 2 and explained that the purpose of the change in designation is to facilitate a proposed subdivision which would create a 2 ha lot for an existing log home manufacturing business who currently leases the land, and would also create the potential for future subdivision of up to nine additional lots. She then went over the agency referral comments received regarding the proposed amendments.

The Chair opened the floor for comments.

██████████ Vella Road asked if the new entrance for the proposed new lot was already existing.

The Planner responded that she did not know if it had been constructed.

Mike Zappone (applicant), █████ █████ indicated that the new entrance will be the entrance to the new lot.

Rhonda Zappone (applicant), █████ █████ stated that Mines Branch have not informed them yet that they have to remove the old entrance by the salt shed.

██████████ Vella Road asked for clarification of the change to the RR2 designation and how it would affect future subdivision in the area.

The Planner explained that the proposed designation change would affect the subject property only so any future subdivision would only be of that property.

██████████ Vella Road indicated general support for the proposal and asked what the timeline for future subdivision of the property is anticipated to be.

██████████ Ford Road stated that she understands that there would be the possibility of 11 new families moving to the area in the future and indicated that she sees that as a positive thing. She then asked if this would adversely affect the groundwater in her well.

The Planner explained that for the current proposed 1 lot subdivision the applicant has provided a hydrogeology report by a qualified professional for the new well. She noted that the requirement for a qualified professional to report on water availability and impacts on neighbouring wells would be a requirement for any future subdivision as well.

The Chair commented that the CSRD is beginning preparation of a zoning bylaw which would cover this area but right now this is just an amendment to the OCP.

██████████ Vella Road asked if the lot proposed for the log home business is for industrial or residential use.

The Planner explained the difference between a zoning bylaw and an OCP, noting that an OCP cannot regulate land use which means that the log home business can locate on the property even though it would be designated Rural Residential 2. She further explained that the reason for the OCP amendment is to allow for a reduction in minimum parcel size, noting that the Medium Holdings designation has a density of 1 unit per 8 ha while the Rural Residential 2 has a density of 1 unit per 2 ha which is the proposed parcel size for the new lot.

The Chair commented that what is proposed at this time is just one 2 ha lot leaving a remainder of 16 ha.

██████████ Vella Road asked if the owners of Artisan Log Homes would be living on the property.

██████████ Bolton Road responded that they would not be living on the property.

██████████ Vella Road noted that he would like to see limits on the use of the property and further noted that the CSRD does not have an effective noise bylaw in place.

██████████ Vella Road stated that it is too loud to sit on their deck at night because the pit operates into the evening.

Rhonda Zappone, █████ █████ stated that the meeting is not about the gravel pit and its operations it is about redesignation of the property to address future use. She commented that they had purchased the property prior to the OCP bylaw coming into effect and had gotten stuck with the MH Medium Holdings designation which limits the potential for future industrial use of the property. She also noted that historically the property had been previously used for a log home company so the current use is not new.

██████████ Vella Road stated that he did not realize when he bought his property what the effect would be. He stated that he does not have a problem with the log home company, they are good neighbours. He noted that with the lack of zoning there could be any type of business established on new lots in the future.

██████████ Ford Road said that she is okay with future residential but would be concerned if more industrial uses were established.

██████████ Vella Road commented that she has no problem with all the operations going on in the area, she just has issues with the timing of work and the noise.

██████████ Ford Road asked if there will be any way of ensuring recourse with regard to noise issues, such as a noise bylaw.

The Chair explained that the CSRD adopted a noise bylaw last year after considerable consultation with affected rural residents. He noted that the bylaw was designed to accommodate a rural lifestyle along with some built in flexibility for rural uses other than residential. He noted that the RCMP are charged with bylaw enforcement and that the CSRD worked with them on developing the bylaw as they would be the ones responding to after-hours complaints, and that the RCMP supported the bylaw because it gives them an additional tool – the issuance of tickets which helps them administratively with their job.

The Chair called for further comments or submissions.

██████████ Ford Road stated that she understands that the public hearing is a legal requirement but that the residents' comments will have no effect on the decision.

The Chair explained that this is a full Board decision and there are no guarantees regarding the outcome.

██████████ Ford Road acknowledged that future zoning would help to control land use in the area.

Mike Zappone, █████ █████ asked when there would be a gravel extraction and processing zone.

The Planner explained that some lands in the area that have gravel pits are designated as ID Industrial in the OCP while others, including the subject property have other designations such as MD Medium Holdings and that this was to recognize that they are close to residential areas and incompatible so should be designated for something other than Industrial. She further explained that a lot of work goes into developing an OCP and when the zoning bylaw is developed staff would be looking to the OCP to try to match the new zones with the land use designations wherever possible.

The Chair called again for comments and submissions.

██████████ Ford Road mentioned that she has concerns about dust generated from the driveway from the Turner Pit onto Vella Road and also asked if the zoning bylaw would steer this area towards Rural Residential.

The Chair stated that it would be inappropriate to speculate on the future zoning of the property at this time but that the OCP recognizes that the gravel will eventually be exhausted and offers foresight to future land use.

The Chair called a first, second and third time for further submissions or questions regarding amending Bylaw No. 725-15. Hearing none, he thanked everyone for coming and declared the public hearing closed at 7:06 PM.

CERTIFIED as being a fair and accurate report of the public hearing.



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Director Paul Demenok  
Public Hearing Chair



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Christine LeFloch  
Planner II, CSRD