

Minutes
Public Hearing
Village of Lumby
Village Office, Council Chambers
Monday, July 21, 2008

Mayor Foster called the meeting to order at 6:30 p.m.

The purpose of the Public Hearing was to obtain input as to the proposed amendment to the Official Community Plan By-law 638-2005, as set forth in By-law 685-2008 being the amending by-law for the property legally described as Lot A, Plan KAP45648, DL 308, (2598 Shuswap Avenue) from Green Space:Church to Medium-Density Residential.

Members Present: Mayor Eric Foster
Councillor Deb Leroux
Councillor Matt McLenehan
Councillor Ben Winters

Absent: Councillor Elinor Turrill

Staff: Ken Klassen, Approving Officer/Chief Financial Officer
Frank Kosa, Administrator

Gallery: There were seventy-five people present in the gallery

Mayor Foster gave an overview of the proposed amendment to the Official Community Plan By-law 638-2005 as to the proposed amendment in by-law 685-2008 would amend the designation of the property legally described as Lot A, Plan KAP45648, DL 308 from Green Space:Church to Medium-Density Residential

Mayor Foster requested parties wishing to speak in favour of the amendment to come forth.

Steve Nagy of 2046 Mountain View Avenue spoke in favour of the proposed amendment, stating that there is a real need within the Village for affordable housing. He stated that members of his family and employees of their company cannot at the present cost of housing obtain a home due to the high cost. He further stated that when the Villas were proposed for the area on Pine Avenue, there was change in his neighbourhood, at the time

he lived on Cedar Ridge Street. He stated that development and growth is needed as he does not wish to have Lumby could turn into a ghost town.

Darrin Collie of Entro Homes stated that his firm wishes to construct attainable housing in Lumby. The proposed development is a quality build and designed housing proposal, which will be under strata title.

Al DeVeta of Entro Homes stated that the proposal is to accommodate a different age group than the Villa development, and that the development is for the long-term and is a quality development, the development has on site a playground for children and is to meet the need of affordability for the young families, as the average house cost in the North Okanagan is presently at \$350,000 and the income being earned by many residents of the Region does not meet the eligibility to carry a mortgage of that value. The product they wish to place on the market would range from \$127,000 for a one-bedroom unit of 686 to 700 square feet to \$215,000 for a two bedroom unit of 900 to 1,000 square feet and a three bedroom unit would be 1,200 square feet with an increased market value.

Mayor Foster requested parties wishing to speak in opposition the proposed amendment to come forth.

Janet Fitzpatrick of Unit 26-2675 Pine Avenue stated she was speaking on behalf of the Villa's Strata Council. The presentation is attached and forms part of the minutes of the hearing.

Jim Read Unit 23-2675 Pine Avenue stated that the proposed plans did not show a playground as mention in the presentation by the proponents.

Cliff Wedgewood Unit 20-2675 Pine Avenue stated the site should not be developed as it would jeopardize the lives of the children as there are no sidewalks on Shuswap Avenue.

David Dutcher of 2613 Balsam Lane is opposed to the development as there will be two story buildings in front of his house, and his front room is facing to the south, being the direction of the proposed development.

Pat Dyer Unit 49-2675 Pine Avenue is of the opinion that the proposed zoning of the property is too great for the area of land.

Heather Dutcher, 2613 Balsam Lane expressed concerns with the setbacks for proposed development, she has an open mind however there must be other locations, like the property across from the Village Office.

Pary Dyer, Unit 49-2675 Pine Avenue stated there is plenty of property in Lumby,
And why have a multi-family next to the seniors(Villas)

Rolf Noelle, 2550 Shuswap Avenue expressed concerns with the setbacks of the proposed development and stated that the kids walk down Balsam Land, then along the north boundary of the Church property, cross Shuswap Avenue into the field and on towards the school.

Administration stated that there were two written submissions relating to the by-law, and read the submissions into the hearing, and they are attached forming part of the minutes
Letter from Pine Avenue Villas-KAS1339 Hal Green, President
Letter from Reg and Mary Saunders Unit 12-2675 Pine Aveune

Attached and forming part of the minutes is a petition submitted at the hearing.

Mayor Foster closed the public hearing at 6:58 p.m.

Mayor Eric Foster

Clerk