



District of Summerland Public Hearing Information Sheet

Public Hearing for OCP Amendment & Zoning Amendment: 13610 Banks Crescent
Date: Monday, February 5, 2018 at 1:30pm - 4:30pm and again at 6:30pm - 9:30pm
Place: Arena Banquet Room (2nd Floor) - elevator available, 8820 Jubilee Road, Summerland
View the full details at www.summerland.ca

Why are we holding a Public Hearing?

A Public Hearing must be held for this application as legislated in the *Local Government Act (S. 464)*.

Public Hearings are held after first reading and before third reading of the bylaw.

What is the Purpose of a Public Hearing?

The purpose of a public hearing is to provide an opportunity to the public, including individuals who believe their interest in property may be affected by a proposed bylaw, to be heard or to present written submissions on the bylaws.

It is an opportunity for the Mayor and Council to hear the views of residents and other interested parties.

It is not an opportunity for debate and questions will not be responded to.

What you Need to Know about Speaking at this Public Hearing

Speakers will be limited to FIVE (5) minutes each. A timer will be set for each speaker. Speakers will be provided with a warning before their five-minute time limited is up. Speakers will not be permitted to go over the five-minute allotment.

A SPEAKER LIST will be used. Prior to speaking, individuals must sign up on the speaker list (there will be a clearly marked table at the venue). Speaker names will be called in the order that their name appears on the list. When it is your turn to speak, please state your name before providing your comments.

Each speaker will be allowed to speak once. They will not be permitted to speak a second time.

The Applicant will first be allowed to speak however they will be subject to the same rules of the Public Hearing (5 minutes) per person.

What you Need to Know about Attending this Public Hearing

All attendees must refrain from applause or other expressions of emotion. Inappropriate language, or criticism aimed at an individual or group will not be tolerated. THIS WILL BE STRICTLY ENFORCED to ensure that all individuals who wish to speak can do so without intimidation.

Comments are to be directed to the application and be respectful of Council, staff and other members of the public. Everyone has the right to state their point of view.

Will Everyone Have a Chance to Speak?

The Arena banquet room is limited to a capacity of 269. During the first session on February 5th, seats will be available on a first come, first served basis. In each subsequent scheduled session, seating priority will be given to those who have not yet had the opportunity to speak.

Additional sessions will be scheduled if each member of the public who wishes to speak has not yet had their opportunity.

What about Written Submissions?

All written submissions received in relation to this application are distributed to council on a weekly basis and posted on the website to form part of the public record. The public is encouraged to send written submissions before 4:00pm on Friday, February 2nd. Submissions received after that time will be distributed to council at the Public Hearing and will form part of the record of the hearing.

If you are unable to attend or would prefer to submit written comments, please send, mail or drop off your submission to 13211 Henry Ave. Po Box 159, Summerland, BC V0H 1Z0 by 4:00pm on Friday, February 2nd.
Email: corporateofficer@summerland.ca

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

What is Mayor and Council's Role?

Elected officials must hear all the information available in order to make a decision.

An elected official may have strong feelings about the proposed development prior to the Public Hearing – but must be impartial. They must be willing to listen and absorb information being provided to them at the Public Hearing before entering into debate (which will be held at a later time) and ultimately making their determination.

There is no requirement in legislation that the elected officials must vote in accordance with the wishes of the majority of opinions expressed at the public hearing.

After the Public Hearing

By legislation, Council may not consider any new information or speak with the public about the bylaws following the Public Hearing, but they should not consider themselves “sequestered”; some informal comments or representations to individual Councillors are sometimes unavoidable.

Council may, however, receive reports from staff, consultants and legal counsel. These reports must relate to matters of detail and clarification of issues that arose from the Public Hearing regarding, for example, traffic impacts, building height, required covenants, etc.

A Councillor that was not present at the Public Hearing may still vote on third reading and adoption of the bylaw as long as they have been supplied a copy of the Public Hearing report or received a verbal summary from an officer of the District.

Council may adopt or defeat the bylaws without notice (e.g. in the Regular Council that follows the Public Hearing) as long as the use is not altered, the density is not increased, or the density is not decreased without the owner's consent.