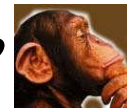


The Spallumcheen Chronicle



April 12, 2009

JOLI the chimp

Official Community Plan Amendments

During the last municipal election Spallumcheen council promised a comprehensive Official Community Plan review. Yes, the OCP review is scheduled for late 2009 and may start in 2010. To be fair to Spallumcheen taxpayers, council should hold on to all pending and new Official Community Plan Amendments until a comprehensive Official Community Plan is completed.

Ironically this review will take place after major Official Community Plan Amendments will take place.

Spallumcheen Council is holding a public hearing to approve a major development in the south-east sector of Spallumcheen. This huge development will change Spallumcheen's landscape forever. It will move the political power from farming residents to non-farming residents. Nine (9) people financed Mayor Hansma's Election expenses of \$8,800, and three (3) of them are out of town developers. Each of them spend \$2000 towards Hansma's election campaign. Any returns anticipated for some of those generous financial supporters of Mayor Hansma?

At Monday's council meeting, April 06, 2009, council passed First & Second Reading for Official Community Plan Amendments and Zoning Amendments.

Bylaw 1744, 2009 (Southeast Sector Comprehensive Plan)
* First Reading of Township of Spallumcheen Official Community Plan Amendment Bylaw 1744, 2009 (SE Sector Comprehensive Plan) **Refer to Public Hearing**

Bylaw 1739, 2009 (File 09-0054-SPL- OR) Official Community Plan Amendment, *Shawn & Melissa Hansma & Michael Hansma* **Refer to Public Hearing**

Bylaw 1739, 2009 (File# 09-0054-SPL-OR) Zoning Amendment. Rezoning from A2 (agriculture) to small holdings. Shawn & Melissa Hansma & Michael Hansma (Bylaws 1739 and 1740)* **Refer to Public Hearing**

Could it be possible that mayor Hansma is pushing this development since he received thousand of dollars(\$8,800) for his election campaign? Will out of town developers, including two people acting on behalf of a property owner, benefitting from proposed changes in the southeast sector of Spallumcheen?

The southeast Sector Plan may enhance Spallumcheen's tax base, but Spallumcheen residents should have a sincere look at the plan. The residents of Spallumcheen should have much more input than just one public hearing, before Spallumcheen council is adopting the plan which will be used for future land use applications in the southeast sector. Urban System's Southeast Sector Plan indicates core development. "The majority of residential development that is greater than 10 units per hectare shall be directed to the

Core Development Area" Future financial implications for existing Spallumcheen property owners: Which party will pay for road maintenance and others services like water, sewage parks etc. Such associated costs should be born by the new property owners and not by Spallumcheen. Councils of other jurisdictions allowed only strata developments for such developments. This important component is not recognized in the plan. Urban Systems prepared this plan according to Spallumcheen's council guidelines, and Spallumcheen council indicated such concerns are not important.

The southeast Sector Plan, prepared by Urban Systems, may be an excellent discussion paper, but it should be discussed with Spallumcheen taxpayers first before any major changes occur. That plan was paid by Spallumcheen taxpayers and not by developers (or involved property owners), but should be recovered from the property owners.

It has to be seen what Mayor Will Hansma's Armstrong Advertiser will report about the entire issue. Owning a newspaper is nothing special, but if a local newspaper, is taken over by the local mayor is unusual.

Ironically, the previous owner of the Armstrong Advertiser was the reporter for the Armstrong Advertiser at Spallumcheen council meeting on Monday, April 06, 2009.

It will prompt the question why Mayor Hansma had to borrow \$5000 from Spallumcheen taxpayers to defend himself at the Supreme Court of British Columbia against alleged Conflict of Interest charges filed by 39 Spallumcheen residents of Spallumcheen, and a few months later the Mayor Hansma is able to buy a business, the Armstrong Advertiser?

This entire subject is open for a lot of speculations.

We recall in late 2008 after Spallumcheen council defeated a controversial Official Community Plan Amendment Bylaw 1714, which would also allow the mayor's sons to subdivide their property.

At the council meeting on Monday 6th, 2009 an application was approved First & Second Reading and referred to Public Hearing to allow again Hansma's son's to subdivide their property, on Monday. Questions arising if this application has some connections to improve Mayor Hansma's financial situation to be able to buy the Armstrong Advertiser.

Allowing the subdivision application of Mayor Hansma's sons will open the door for much more subdivision applications in Spallumcheen. Council can't discriminate and therefore Council would likely not be able to turn down any future



subdivision applications of this nature. One of Hansma's sons stated "That he and his brother purchased the land with the intention to subdivide the land, since they could not otherwise afford to buy property in Spallumcheen. Planning has nothing to do helping people to be able to buy property in Spallumcheen. It raises the question why the Regional District planner supported this application.

Spallumcheen Council should hold on to this application and all other pending applications and future Official Community Plan Amendment applications until a comprehensive Official Community Plan review is completed as promised by Spallumcheen council.

Does Spallumcheen belong to Spallumcheen taxpayers or to the mayor and council?

Spallumcheen council is holding another public hearing to approve a controversial property, owned by Mayor Hansma's two sons, to be rezoned to small holdings. This will set a dangerous precedence, and would allow many other properties in Spallumcheen to be subdivided. (Bylaw 1739 and 1740)

Spallumcheen residents are invited to check out of details of this report by asking for a copy of the Southeast Sector Plan including the associated Bylaw of the Township of Spallumcheen Official Community Plan Amendment Bylaw 1744 2009, and bylaw 1739 (Hansma property)



Everyone has the right to apply for rezoning a property, and there is nothing wrong with. The two sons of Mayor Hansma are entitled also, but the circumstances regarding the property in questions are unusual.

The property in question located in an area and surrounded by properties of similar sizes (7-10 acres). Those property owners purchased their properties to be surrounded by larger properties etc. If Mayor Hansma's sons will be granted their subdivision, all those neighbours could be entitled to subdivide too. The property in question prompted 39 residents to file Conflict of Interest charges against Mayor Hansma, during the last OCP Amendment Bylaw 1714, which was later defeated by council.

Communities have an Official Community Plan, and most are reviewed every 5 years. The community together with council will decide how the community should look like, and if the community like to see some changes, council will act upon and will recognise changes in the Official Community Plan.

The application of Mayor Hansma's sons including other Official Community Plan amendments should not go ahead, until discussed during the next Official Community Plan review. Therefore everyone would receive fair treatment, and Mayor Hansma's sons, if the community so wish will be granted their subdivision application. The present process is wrong and Mayor Hansma should know better.

Coincidence?

Minutes of a Township of Spallumcheen Regular Council Meeting held on Monday, November 3rd, 2008

10. NEW BUSINESS: (a) Report from Urban Systems dated October 29th, 2008 – Re: Southeast Sector Plan, Comprehensive Planning Area – Final Report

407/2008 York/Bissell: That the Urban Systems report dated October 29th, 2008 – Re: Southeast Sector Plan, Comprehensive Planning Area – Final Report be deferred until a Committee of the Whole meeting is held to revisit and refine the Comprehensive Southeast Sector Plan area.

Discussion of council members.

*It should not be deferred as opportunity was given to the land owner to participate in the public consultation process.

***Suggestion that a public information meeting should be held prior to the public hearing may be more appropriate.**

*Suggestion that the plan not go ahead until there has been consultation with the affected property owners in the Comprehensive Southeast Sector Plan area and the Southeast Sector plan land owners.

*Better to direct staff to conduct a Public Information Meeting so that anyone who has an interest in it can have an opportunity to make their concerns known. **CARRIED Councillor Farris opposed**

(b) Official Community Plan Amendment & Zoning Amendment Application for Elsie Dahlen c/o Fraser/Pusey – Report from Planner dated April 3rd, 2007

*408/2008 Farris/Leyenhorst: **That the request of Christine Fraser & David Pusey, applicants on behalf of Elsie Dahlen, to consider an Official Community Plan Amendment application to change a portion of their land use application regarding 210 & 214 Greenhow Road be deferred until the final Comprehensive Southeast Sector Plan is done. CARRIED***

Election disclosure statements, campaign funds of mayor and council, available to the public at municipal hall.

Informations available at Spallumcheen's Municipal Hall 8:30Am - 4:30PM Monday to Friday (250 546 3013)



Official Community Plan 2004 Bylaw 1570

6.3 SOUTHEAST SECTOR

The Southeast Sector of Spallumcheen has particular characteristics that significantly constrain the area's development potential. The Southeast Sector is difficult to access and service due to steep slopes and rocky terrain. Predominantly thin layers of soil over bedrock would prohibit on-site sewage disposal in much of the area and would require blasting to create either municipal roads or private driveways.

(a) For this Official Community Plan, the Southeast Sector includes those lands situated generally south and east of the Industrial Park, east of Highway 97A, east of the Southeast Highway Corridor area, and bound by the Township boundary on the east and south, as outlined on **Schedule B**.

(b) The majority of lands in the Southeast Sector are designated *Large Holdings* as indicated on **Schedule B**. Prior to Council's consideration of an amendment to this Official Community Plan or a Zoning Bylaw amendment, all applications shall address requirements outlined elsewhere in this Plan plus details on:

i the provision of access from the subject lands to:

- Highway 97A,
- highway frontage roads, or
- municipal roads,

within the Township of Spallumcheen; and

ii an environmental impact report reviewing impacts from existing and proposed on-site sewage disposal systems.

(c) The Township will not explore road access options into the Southeast Sector unless creation of such access is initiated by a private landowner, to be designed and constructed at the landowner's expense, at which time consideration will be given to road viability, access to lands beyond and the future land use possibilities that such access could make available.

(d) It is not considered to be in the public interest to subdivide lands in the Southeast Sector where access is provided from roads outside the municipality and in particular, from roads within the Electoral Areas "B" and "C" of the Regional District of North Okanagan.

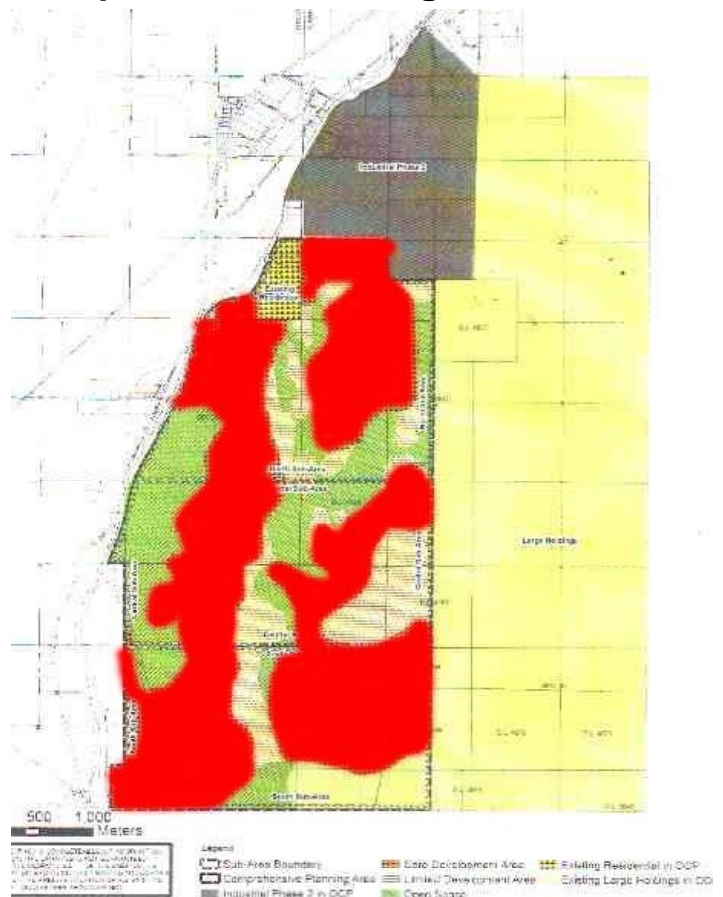
(e) Any development in the Southeast Sector is considered only in the long-term and will be required to have road access and infrastructure services provided by the developer in accordance with municipal standards.



Official Community Plan Amendment

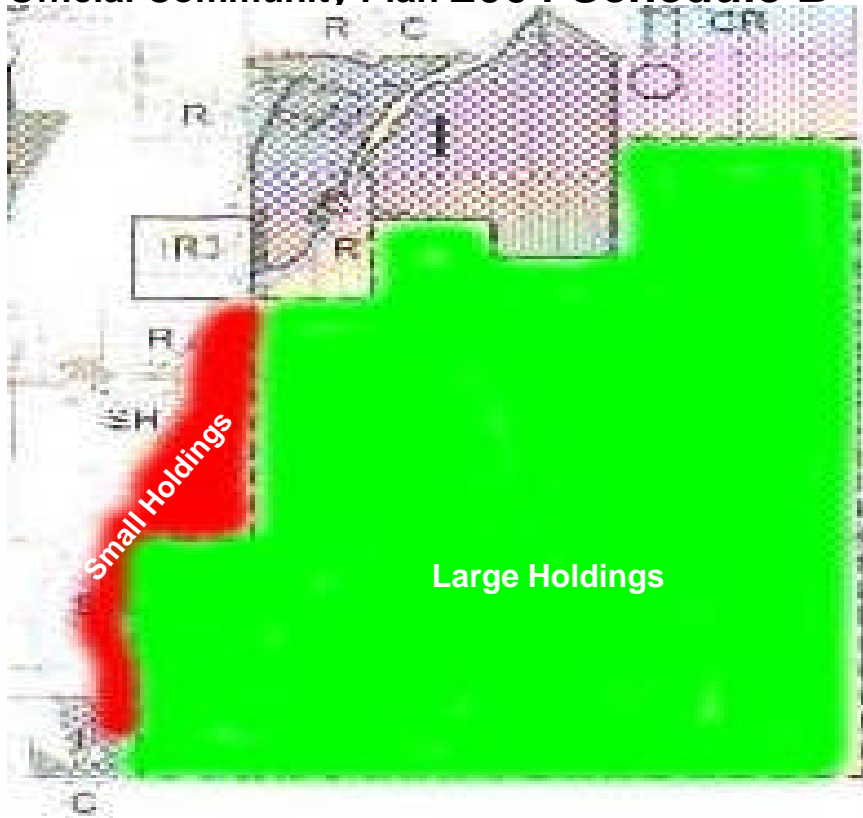
Bylaw 1744 ,2009

Scope of Southeast Sector Plan Comprehensive Planing Area 2009





Official Community Plan 2004 Schedule B



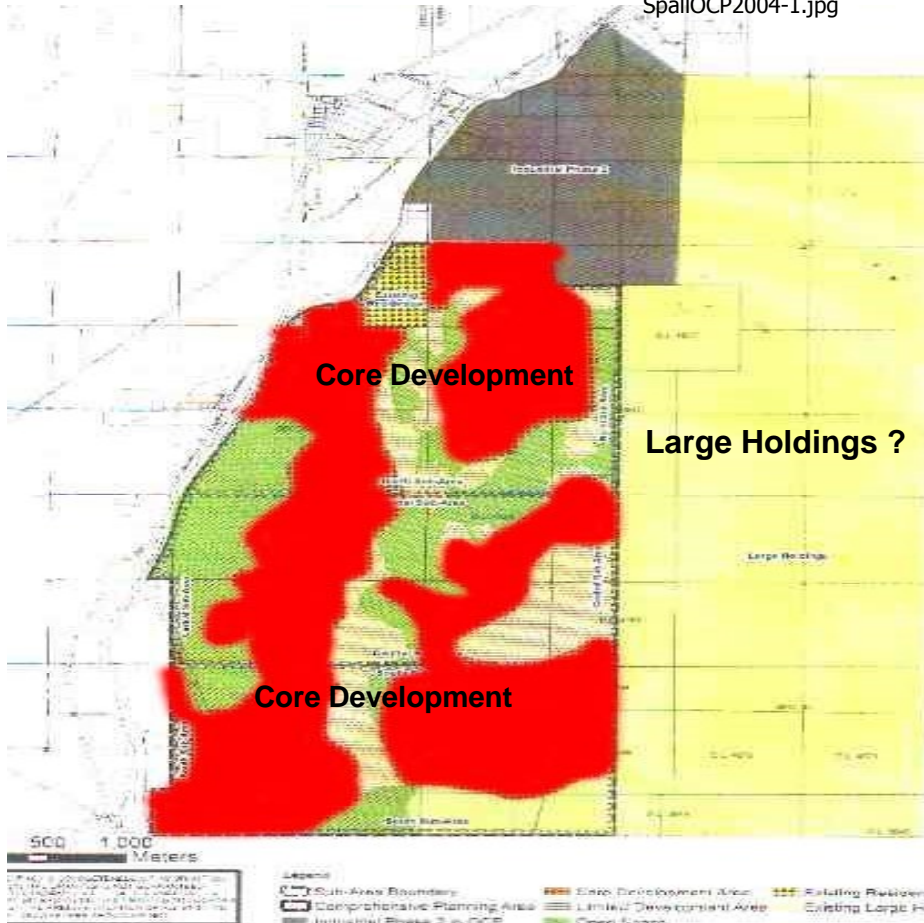
Core Development

Large Holdings

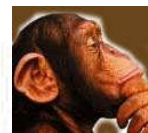
Spallumcheen City, proposed by Mayor Hansma and council in 2009

Scope of Southeast Sector Plan Comprehensive Planning Area

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Area in RED CORE Development, allowing up to 10 units per hectare.



Will this development double the population of Spallumcheen?

- * Will this development shift voting power to non-farming residents in Spallumcheen?
- * Will Spallumcheen benefit, or only individual property owners, or out of town developers and real estate people?
- * Which party will be financial responsible for road maintenance, water, sewage, parks and other utilities in the future?
- * Will this proposed development enhance Spallumcheen in the years to come?
- * Why mayor Hansma and council have not included the the entire Southeast Sector in the Southeast Sector Plan Comprehensive Planning Area? 50% (Large Holdings) not recognized in the plan.
- * **Why Spallumcheen taxpayers have to pay for that plan, and not the property owners or developers?**
- * Monkey business in Spallumcheen?