

Spallumcheen Council ignoring Regional District Planning Departments recommendation if it comes to Mayor Hansma's sons subdivision application.

JOLI has concerns with this application, since council is not consistent.

The Development Services Manager advised the staff recommendation is **to not support this**



application due to substandard conditions of the road network and a lack of information pertaining to the water servicing capacities.

But council except councilor Leyenhorst went ahead and passed on April 6, 2009 First and Second Reading for mayor Hansma's sons application, Bylaw 1739 and 1740.

The majority of Spallumcheen council members making exceptions to a land use application, which is owned by mayor Hansma's sons.

The same property prompted in October 2008 39 residents to file Conflict of Interest charges against Mayor Hansma in the Supreme Court of British Columbia.

This property is a part of a Conflict of Interest hearing, which is before the Supreme Court of British Columbia. Why is council ignoring the Regional District Planner?

Minutes of a Township of Spallumcheen Committee of the Whole Meeting held on Monday, March 16th, 2009

(d) Report from Planner dated March 6th, 2009 – Re: Township of Spallumcheen Official Community Plan Amendment & Zoning Amendment Application for Lot 3, Section 24, Township 34, ODYD, Plan 23851, Except Plan 33573 located at 4255 Wyatt Road, owned by Shawn & Melissa Hansma and Michael Hansma (File# 09-0054-SPL-OR)

The Development Services Manager introduced the report dated March 6th, 2009 – Re: Township of Spallumcheen Official Community Plan Amendment & Zoning Amendment Application for Lot 3, Section 24, Township 34, ODYD, Plan 23851, Except Plan 33573 located at 4255 Wyatt Road, owned by Shawn & Melissa Hansma and Michael Hansma.

The Development Services Manager advised the staff recommendation is to not support this application due to substandard conditions of the road network and a lack of information pertaining to the water servicing capacities.

Bissell/Brown: That the Committee recommends to Council that the report from the Planner dated March 6th, 2009 – Re: Township of Spallumcheen Official Community Plan Amendment & Zoning Amendment Application which proposes to change the future land use designation of the property legally described as Lot 3, Section 24, Township 34, ODYD, Plan 23851, Except Plan 33573 located at 4255 Wyatt Road and owned by Shawn & Melissa Hansma and Michael Hansma from Agricultural to Small holdings be received;

And That after First Reading of the Township of Spallumcheen Official Community Plan Amendment Bylaw 1739, 2009 and in accordance with Section 882 of the Local Government Act, Bylaw 1739, 2009 be considered in conjunction with the Township's Financial Plan and the Regional Solid Waste Management Plan;

And That after considering the Township of Spallumcheen Official Community Plan Amendment Bylaw 1739, 2009 in conjunction with the Township's Financial Plan and Regional

Solid Waste Management Plan Bylaw 1732 be considered for Second Reading and forwarded to Public Hearing;

And

*That Zoning Amendment Bylaw 1740, 2009 which proposes to rezone the property legally described as Lot 3, Section 24, Township 34, ODYD, Plan 23851, **Except Plan 33573 located at 4255 Wyatt Road from the Agricultural (A.2) zone to the Small holdings (S.H) zone be given First and Second Reading and be forwarded to Public Hearing***

citing that prior to adoption a well capacity test be submitted by a professional hydrologist demonstrating that 1,442 Imperial gallons of water can be provided daily on a year round basis to service the new lot and that a no future subdivision covenant be registered on the title of the property.

Discussion:

- Maintenance issues regarding roads needs to be considered.
 - Make sure we rely on facts not interpretation.
 - Like to see it go ahead to public hearing and deal with the technical issues after, this way public information can be heard.
 - When an agency does not respond it means there are no objections.
- Minutes of a Township of Spallumcheen Committee of the Whole Meeting held on Monday, March 16th, 2009
- What the OCP states is for guidance.
 - Support in principle until a higher level of assurance regarding road issues, water issues and no future subdivision issues are met.
 - Would like Council to be consistent in regards to decision making.

CARRIED

with Councillor Leyenhorst Opposed

