

## THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, May 8, 2023  
Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

**Council Members Present:** Mayor Victor Smith  
Councillor Heather Stewin  
Councillor Scott Medlock  
Councillor Angela Skoglund  
Councillor Pauline Newbigging  
Councillor Zachary Wells

**Council Members Absent:** Councillor Crystal Sedore

**Staff Present:** John Fortoloczky, Chief Administrative Officer (CAO)  
Donna Bellingham, Director of Corporate Services  
Mike Olson, Director of Finance  
Richard Zerr, Acting Director of Community Development  
Branden Morgan, Deputy Corporate Officer/EA

**Others in attendance:** 8 members of the public

Mayor Smith called the Public Hearing to order at 6:30 p.m.

The Director of Corporate Services noted that the purpose of this Public Hearing is to hear input on amendments to the ***District of Hope Zoning Bylaw No. 1324, 2012*** as follows:

- ***District of Hope Zoning Amendment Bylaw No. 1547, 2023***

**Subject Property:** Lot A District Lots 4 and 5 Yale Division Yale (Formerly Hope) District Plan 12284; PID 002-858-959; with a civic address of **65617 Kawkawa Lake Road**.

**Purpose:** to rezone eight lots of the proposed fourteen lot subdivision of the property at 65617 Kawkawa Lake Road from Single Family Residential (RS-1) to Single Family Residential with a Secondary Dwelling (RS-1S).

The Director of Corporate Services read the Chairperson's Statement outlining the proceedings and conduct for the Public Hearing.

The Acting Director of Community Development advised Council that the current proposal increases the density in the area and meets the OCP and Zoning Bylaw objectives. He added that the choice the applicant has taken is not a departure from the land use in the area. The subdivision will include a review of utilities, water and sewer services for future impacts or upgrades required for the development to proceed.

The Director of Corporate Services advised Council that one late submission was received in favour of the proposal and she read the submission into the record.

Jack Nelson, owner of 65367 Kawkawa Lake Road, Crystal River Court Ltd., supported the proposal stating that they would like to see increased density encouraged for the balance of the developer's lands due to the critical shortage of housing in the Lower Mainland. He noted that he feels this area would lend itself to high density housing including townhomes.

Mayor Smith called for any questions or comments from those in attendance.

Dale Monrad, resident of 21215 Kettle Valley Place, opposed the proposal citing concerns regarding increased road traffic, street parking resulting in difficulties with snow plowing, and wear on local infrastructure.

Arnice Asquin, resident of 301 Seventh Avenue and owner of 65527 & 65497 Kawkawa Lake Road, raised concerns regarding the gazetted roadway between the trailer park and the applicant property, and the height of the fences along the back of the proposed homes. The Acting Director of Community Development advised that plans regarding the roadway have not been proposed, but that a traffic study will be performed during additional phases of development. He added that consideration will be given to allow for a matching height fence to be installed on adjacent properties.

Sandy Maquire, resident of 20984 Acacia Drive, opposed the proposal citing concerns regarding increased density in the area, current speed limits along Kawkawa Lake Road, and increased traffic as a result of the increased density.

Mayor Smith invited the Applicant to speak regarding their proposal.

Darren Clayton, applicant and resident of 45663 Elizabeth Drive, Cultus Lake, stated that although this is a 14-lot development, they are only requesting 8 of the lots have secondary dwellings. He added that these lots will have standard 4-6 car driveways and will front onto Kawkawa Lake Road with a rear laneway for utility access.

Mayor Smith called a second time for any comments from Council and those in attendance, hearing none, the Director of Corporate Services declared the Public Hearing closed at 6:46 p.m. and noted that no further submissions, either verbal or written regarding the proposed bylaw can be made to Council.

Certified Correct:

*Original Signed by Donna Bellingham*  
**Donna Bellingham,**  
**Director of Corporate Services**