

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, February 27, 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 Crystal Sedore (arrived at 6:34)

Council Members Absent: Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Jas Gill, Director of Community Development
Kevin Dicken, Director of Operations
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 4 members of the public

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

The purpose of the Public Hearing is to hear input on amendments to the ***District of Hope Official Community Plan Bylaw No. 1378, 2016 and District of Hope Zoning Bylaw No. 1324, 2012*** as follows:

- ***District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023***
- ***District of Hope Zoning Amendment Bylaw No. 1540, 2023***
- ***District of Hope Zoning Amendment Bylaw No. 1543, 2023***

The Director of Corporate Services read the Chairperson's Statement regarding the proceedings and conduct for the public hearing.

- ***District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023:***

To redesignate the land use designation in the Official Community Plan for the property legally described as Lot 6, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-627, with a civic address of **61954 Estell Road**, from Highway Commercial to Light/Service Industry.

- ***District of Hope Zoning Amendment Bylaw No. 1540, 2023:***

To rezone the property legally described as Lot 6, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-627, with a civic address of **61954 Estell Road**, from Rural (RU-1) to Light/Service Industrial (I-2).

The Director of Community Development provided a brief overview of the bylaws being considered and noted that both are for the same property. He added that light industrial lands in the District are taxed with the industrial activity and that a rezoning of this kind will provide industrial stock to the District.

The Director of Corporate Services noted that no written submissions had been received and confirmed that no late submissions have been received.

The Mayor called for a first and second time for any questions or comments from the public; nothing was raised.

The Mayor then called for any questions or comments from Council. Council inquired as to what business will be operating on the property. The applicant, Mark Gore, and their agent, Tony Gore, advised that a variety of businesses have expressed interest, including the pipeline and Hope Truck and Trailer Repair. Council inquired as to whether any residences will be effected, to which the applicants replied that there is a house on the property.

The Director of Corporate Services called a further time for any questions or comments; hearing none, noted that this section of the Public Hearing is closed and no further input can be heard pertaining to *District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023* and *District of Hope Zoning Amendment Bylaw No. 1540, 2023*.

- **District of Hope Zoning Amendment Bylaw No. 1543, 2023:**

To rezone the property legally described as District Lot 3 YDYG Except: (1) Plans 6076, 14618, and 25232 (2) Shown Red on Plan A1529 (3) Part Lying Both North of Northerly Boundary of Plan H94 and South and East of Plan H610 (4) Plan 39120; PID 011-014-971; with the civic address of **910 Old Hope Princeton Way** from Single Family Residential (RS-1) to Light/Service Industrial (I-2).

The Director of Community Development noted that the Official Community Plan supports this rezoning and that the property has held a Temporary Use Permit (TUP) since 2018. This TUP has since been renewed for three years in 2021 and will expire in 2024. He added that there is a gravel pit that preceeds the TUP and staff feels that this will provide more industrial land stock for the District.

The Director of Corporate Services noted that no written submissions had been received and confirmed that no late submissions have been received.

The Mayor called for any questions or comments from the public; nothing was raised.

The Mayor then called for questions or comments from Council. Council inquired as to whether the property was currently operating as a Light/Service Industrial operation under the TUP. The Director of Community Development confirmed that it is currently operating as a trade contractor yard.

The Mayor called a further time for any questions or comments from the public; hearing none, the Director of Corporate Services noted that no further submissions, either verbal or written, regarding any of the proposed bylaws this evening can be made to Council. The Mayor declared the Public Hearing closed at 6:39 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**