

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, August 14, 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 Zachary Wells

Council Members Absent: Councillor Pauline Newbigging
Councillor Crystal Sedore

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

Others in attendance: 17 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.***

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. 1555, 2023:**

To redesignate the land use designation in the Official Community Plan for the property legally described as Lot 5 Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; with a civic address of **61934 Estell Road** from Highway Commercial to Light/Service Industry.

- **District of Hope Zoning Amendment Bylaw No. 1556, 2023:**

To rezone the property legally described as Lot 5 Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; with a civic address of **61934 Estell Road** from Rural (RU-1) to Light/Service Industrial (I-2).

The Director of Corporate Services noted that no late submissions had been received.

The Mayor called for any questions or comments from the public or members of Council.

Andrew and Helen Friend, residents of Flood Hope Road, opposed the proposal. Mr. Friend cited concerns regarding dust, noise, and light pollution that have created a health hazard and lowered their quality of life. He added that mitigation efforts on the property are either non-existent or not effective, such as the current intermittent use of water spraying to suppress dust. The Friends displayed pictures and videos of the conditions at their property to support their statements.

Deborah Lydom, resident of Estell Road, opposed the proposal citing concerns regarding loss of local wildlife due to tree clearing, lack of a buffer between her and the subject property, and loss of quality of life.

Finn Lydom, resident of Estell Road, opposed the proposal citing concerns regarding the removal of trees and topsoil, impacts on health as a result of the operations on the neighboring property, noise and loss of wildlife.

Council inquired as to whether the concerns being raised are regarding the property at 61934 or 61954 Estell Road, as the properties neighbor each other with 61954 Estell Road being previously rezoned in March 2023. Council added that they would like to know whether notices were sent out, as no public feedback was received for the Public Hearing regarding 61954 Estell Road.

Kim Harwood, resident of the Flood Hope Road Mobile Home Park, noted that she received a notice for the 61954 Estell Road Public Hearing, but did not attend. She opposed the proposal, citing concerns regarding dirt and grit inside and out of their home, and trucks running on the neighboring property creating dust.

Council inquired as to whether any other people in attendance received a notice regarding the Public Hearing for 61954; those in attendance stated that they had not. Council advised that if nobody provides feedback at the Public Hearing, Council cannot utilize that information in their decision making.

John Sinclair, resident of the Flood Hope Road Mobile Home Park, noted concerns regarding large amounts of dust.

Council inquired as to the intent of the use of the property would be if the rezoning is successful. The Acting Director of Community Development advised that the property at 61934 Estell Road is already being used in the same fashion as 61954. He added that the proposal is to bring the property into compliance. Council inquired as to whether the application was due to complaints or if the applicant reached out. The Acting Director advised that the applicant approached the District to bring the property into compliance.

Josh Hall, the applicant, noted that one of the permitted uses under the current RU-1 zoning is the sorting and screening of gravel and crush.

Council inquired as to whether the applicant has any involvement with the property at 61954 Estell Road. Mr. Hall advised that he is not involved in any way and that the other property is under different ownership. The Acting Director of Community Development advised that the applicant is leasing his land to the same operator as 61954 Estell Road.

The residents noted that they are looking for the applicant(s) to establish a buffer to mitigate the impacts of the lights, noise and dust.

At 7:10 p.m. the Director of Corporate Services advised 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. 1555, 2023* and *District of Hope Zoning Amendment Bylaw No. 1556, 2023*.

- **District of Hope Zoning Amendment Bylaw No. 1557, 2023:**

To rezone the property legally described as Lot A Section 9 Township 5 Range 26 West of the 6th Meridian Kamloops Division Yale District Plan 5900; PID 010-183-973; with a civic address of **342 Hudson Bay Street** from Single Family Residential (RS-1) to Multiple Family Residential (RM-1).

The Director of Corporate Services noted that no late submissions had been received.

The Mayor called for any questions or comments from the public or members of Council.

Tamara Woods, resident of Odd Street, opposed the proposal citing concerns regarding loss of privacy, the narrow and poorly maintained street, the loss of greenery, traffic and parking, and the lack of space necessary to fit six homes on the applicant's property. She noted that the applicant had approached the neighbourhood to obtain signatures to support his application and she felt that this put people on the spot; she did not sign.

Georgina Ellis, resident of Odd Street, opposed the proposal citing concerns regarding removal of trees, the narrow and poorly maintained street, the number of additional units being added, snow plowing, and density. She added that the character and quality of the town would be effected by this change.

Wendy Uyede, resident of Hudson Bay Street, opposed the proposal citing concerns regarding the number of units, snow plowing, and road maintenance with increased residential traffic.

Chan Sandher, the applicant, provided members of the audience with rendered drawings of the proposed development. He advised that there is enough road dedication for gutter, two lanes, and parking, and that the development has been designed to keep traffic off of the road through the use of a lane on the property. He added that the units will have green space in the front with the laneway and garage access located at the rear.

Council inquired as to the traffic that would flow onto Odd Street through the one-way laneway on the property. The applicant confirmed that property would flow from Hudson Bay Street and exit on the other side at Odd Street. He added that each unit will have a single car garage, with four additional visitor parking stalls located on the property. Council inquired as to whether the 45% allowable site coverage in the current RS-1 zoning would remain the same in the proposed RM-1 zoning. The Acting Director of Community Development confirmed that the site coverage restrictions would remain the same.

The Director of Corporate Services read into the record a letter received on behalf of another nearby resident who could not attend the meeting:

Dorey and Jennifer Martin, residents of Hudson Bay Street, opposed the proposal citing concerns regarding the size of the parcel and proposed number of units, the narrow street and lack of parking space available, the units being rented out,

The Director of Corporate Services advised that no further submissions, either verbal or written, regarding any of the proposed bylaw this evening can be made to Council. The Mayor declared the Public Hearing closed at 7:37 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**