

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Tuesday, October 15, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Dusty Smith
Councillor Angela Skoglund
Councillor Pauline Newbigging
Councillor Scott Medlock

Council Members Absent: Councillor Heather Stewin
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer

Others Present: 8 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*.

- **District of Hope Official Community Plan Amendment Bylaw No. 1588, 2024:**

To redesignate the land use designation in the Official Community Plan for the property at 63040 Flood Hope Road from Highway Commercial to Light/Service Industry.

- **District of Hope Zoning Amendment Bylaw No. 1589, 2024:**

To rezone the property at 63040 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2).

The Director of Corporate Services read the Chairperson Statement and confirmed that no submissions were received.

The Director of Community Development gave an overview of the proposed bylaws, noting that the applicant is looking to host light service industry type businesses.

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

Bonnie Whittaker, resident of Flood Hope Road, inquired as to the potential uses of the subject property. The Director of Community Development advised that the applicant is still searching for potential tenants, but has identified metal fabrication systems, woodworking, equipment sales and services, and a recycling depot as potential future land uses.

Steffen Petersen, agent for the applicant, advised that his client is trying to promote local business in Hope that will hire people in the community and has reached out to a variety of investors and employers. He added that the property may not necessarily host a mill or metal shop, and that they have had other interest.

Margaret Constantinescu, resident of Flood Hope Road, opposed the amendments citing concerns regarding the condition of the road, high levels of commercial traffic, safety concerns, noise, and dust.

Steffen Petersen noted that before any businesses can occupy the property, the development will have to be approved by the District. He added that his client does not want to see a noisy use occupy the property, and that the uses must meet the requirements that the District has set.

Bonnie Whittaker noted that Flood Hope Road is busy and congested, and voiced concerns regarding road safety.

Council noted that the current and proposed zoning allows for many overlapping uses. It was also noted that the area has seen a decrease in traffic with the pipeline project concluding, and that it is expected that staff will review any proposed property uses prior to development.

The Director of Corporate Services called twice for any questions or comments from the public or members of Council; hearing none, it was noted that no further submissions, either verbal or written, regarding the proposed bylaws can be made to Council. The Public Hearing was declared closed at 6:45 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**