

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, June 12, 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 Pauline Newbigging

Council Members Absent: Councillor Crystal Sedore
Councillor Zachary Wells
Councillor Angela Skoglund

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

Others in attendance: 19 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. 1542, 2023***

Subject Property: Lots 9 & 10 Section 15 TWP 5 RGE 26 W6M YDYD Plan 33448; PID 002-494-311 and 003-195-384; with the civic addresses of **21636 and 21696 Thacker Mountain Road.**

Purpose: to rezone the properties from Single Family Residential (RS-1) to Two Family Residential (RT-1) in order to construct a duplex on each parcel.

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 this rezoning proposal, which received its first Public Hearing on January 23, 2023, is being reintroduced for a second public hearing due to new information that has been received regarding boulevard parking.

The Director of Corporate Services advised Council that seven written submissions and a petition containing 23 signatures, in opposition of the proposed rezoning, were included in their agenda packages. The Director of Corporate Services advised that one additional written submission had been received and read the submission for those in attendance.

Pauline Cattrell, of Thacker Mountain Road, opposed the rezoning citing concerns regarding parking, increased traffic due to rental units, hazards due the environment and road conditions, and the BC infill mandate.

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

Joe Scalise, of Thacker Mountain Road, inquired as to whether he would be permitted to submit a similar rezoning proposal for his own property if this rezoning is approved. The Acting Director of Community Development advised that he would be permitted to submit his own proposal for rezoning and be subject to the same process.

Rita Hall, of Thacker Mountain Road, opposed the rezoning citing concerns regarding parking, increased traffic with multiple families in each dwelling, and parking issues at other locations in the District.

Maureen Cooper, of Thacker Mountain Road, opposed the rezoning citing concerns regarding the disruption of nature in the area, increased strain on sewer and road infrastructure, foundation and road damage due to blasting for construction, and liability for accidents that occur in the area.

Ms. Cooper also read a letter from her neighbours Dean and Natalie Divaris, of Thacker Mountain Road, who opposed the rezoning citing concerns regarding strain on infrastructure, insufficient road capacity, lack of parking space, inadequate public transportation, and pedestrian safety.

Johnny Beach, of Thacker Mountain Road, opposed the rezoning citing concerns regarding loss of individual home ownership due to out-of-town investment, blind corners on Thacker Mountain Road, increased traffic due to multi-family construction, and water infrastructure.

Ken Hall, of Flood Hope Road, opposed the rezoning citing concerns regarding high density construction and associated planning. He also inquired as to whether the submissions from the previous Public Hearing held January 23, 2023, are going to be reintroduced. The Director of Corporate Services advised that Council has all of the submissions from the previous public hearing and they form part of their consideration.

Jeff Irwin, of Thacker Mountain Road, inquired as to whether zoning designations are only guidelines or if they are firm or if they can be changed at any time. The Acting Director of Community Development advised that zoning designations are firm in the context of the Official Community Plan. He added that in this area, the maximum density is a single family home with a suite, or a duplex.

Brad Cooper, of Thacker Mountain Road, opposed the rezoning citing concerns regarding the changing of zoning in the area, introduction of renters into the community, increased traffic volume, lack of available parking for recreation in the area, and road maintenance in the District.

The Director of Corporate Services called for any further comments or questions from those in attendance.

A member of the public inquired as to the outcome of the report that was completed by the Director of Operations regarding boulevard parking in the area of the proposed development. The Acting Director of Community Development advised that the report concluded there is insufficient boulevard existing to facilitate parking off the travelled portion of the roadway. The Director of Corporate Services added that the Bylaw Department has the authority to enforce parking violations by ticketing or towing vehicles in marked areas, and that the RCMP are empowered to also enforce the District's bylaws.

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 7:13 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