

**THE DISTRICT OF HOPE
RECORD OF A PUBLIC HEARING**

Monday, June 10, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Zachary Wells

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

Others Present: 19 members of the Public and 1 Media

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. 1581, 2024:***

To redesignate the land use designation in the Official Community Plan for the properties at 19652 and 19683 Silver Skagit Road from Country Residential to Light/Service Industry.

• ***District of Hope Zoning Amendment Bylaw No. 1582, 2024:***

To rezone the properties at 19652 and 19683 Silver Skagit Road from Country Residential (CR-1) to Light/Service Industrial (I-2).

The Director of Corporate Services read the Chairperson Statement.

The Director of Community Development gave an overview of the proposed bylaws and a brief summary of the submissions received.

The Director of Corporate Services advised that six late submissions were received and posted to the District's website. It was noted that Council also received a copy of these submissions prior to the public hearing. A summary of these submissions was read into the record:

Natashya Fehr, resident of Silver Skagit Road, supported the proposal noting that they would like to see the Official Community Plan amended to re-designate Silver Skagit Road as Light/Service Industry.

Wayne Smith, resident of Silver Skagit Road, supported the proposal citing the proximity to commercial and industrial properties to the North, West, and South, and increased tax revenue.

Vernon Baker, resident of Silver Skagit Road, opposed the proposal citing concerns regarding the applicant property operating out of compliance and the *Local Government Act's* requirements for changes to use or density in Geotechnical Hazard and Flood and Erosion Hazard areas.

Shaelyn Smith, resident of Silver Skagit Road, supported the proposal citing increased tax revenue, benefits for the business community, curb appeal improvements, and making the properties compliant.

Kenneth James Gulliman, resident of Silver Skagit Road, supported the proposal noting that they believe the Official Community Plan should be amended to re-designate Silver Skagit Road as Light/Service Industry.

Owners of 1209075 BC Ltd., located on Flood Hope Road, supported the proposal citing increased tax revenue, industrial land availability, and nearby commercial and industrial properties.

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

Bernd Briese, resident of Silver Skagit Road, opposed the proposal citing concerns regarding the application of the *Good Neighbour Bylaw* on industrial properties, existing issues with industrial, and public concern forms that have been submitted in the past.

Justin Visser, resident of Old Yale Road, opposed the proposal citing concerns regarding wildlife, silica dust, noise, extended work hours, and maintaining nature.

Jamie Davis, the applicant, replied to some of the concerns raised, noting that the main reason for his proposal is to receive ICBC accreditation for his towing operation which requires the business to have a Light Industrial zoned property. Mr. Davis explained that he previously owned a property on Flood Hope Road to fulfil these requirements, but has since sold that property. He added that the operations on the property will remain the same after the rezoning.

Billy Shauer, resident of Silver Skagit Road, opposed the proposal citing concerns regarding industrial work being performed in a sensitive area between a mountain and a spawning creek, environmental concerns, noise, pollution and possible impacted to resident's wells.

Kenneth James Gulliman, resident of Silver Skagit Road, supported the proposal noting previous uses of the area including logging going down the road every 15 minutes and pipeline work, the lack of light industrial land in town, and the need for neighbours to work together.

Elizabeth Mercer, resident of Silver Skagit Road, opposed the proposal citing concerns regarding the future use of the properties if the current owner sells after they have been rezoned; the uses stay and continue even after people move.

Sheila Asdal, resident of Birch Street, opposed the proposal citing concerns regarding pedestrian safety due to traffic, noise and light pollution, industrial properties in residential areas, and rezoning a property that has been operating out of compliance. She added that Mr. Davis should not have sold his Flood Hope Road property before obtaining the zoning at this location.

Amanda Lasser, resident of Silver Skagit Road, supported the proposal noting that many of the submissions and speakers are referencing the actions of properties on Silver Skagit Road instead of the applicant properties.

Gary Mercer, resident of Silver Skagit Road, opposed the proposal citing concerns regarding proximity to the mountain, noise pollution, and other properties in the area not adhering to zoning restrictions. He added that zoning stays with the property, property ownership changes over time.

Jamie Davis, he addressed the concerns regarding oil polluting the water and added that he lives at this property and he too has a well, he would not do anything to impact water that people drink.

Kenneth James Gulliman, resident of Silver Skagit Road, noted that the proposal is for light industrial and not heavy industrial.

Billy Shauer, resident of Silver Skagit Road, raised further concerns that the zoning change would increase Mr. Davis's property value and decrease residential property values.

The Mayor called again 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 7:19 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**