

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, January 23, 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

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
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 16 members of the public

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

The Director of Corporate Services stated that the purpose of the Public Hearing is to hear input on amendment to the ***District of Hope Zoning Bylaw No. 1324, 2012*** as follows:

- ***District of Hope Zoning Amendment Bylaw No. 1542, 2023***

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

The Director of Corporate Services read the Chairperson's Statement outlining the proceedings and conduct for the Public Hearing.

District of Hope Zoning Amendment Bylaw No. 1542, 2023:

To rezone the two neighboring properties at 21636 and 21696 Thacker Mountain Road from Single Family Residential (RS-1) to Two Family Residential (RT-1) in order to construct a duplex on each parcel.

The Director of Community Development gave an overview of the Bylaw, stating that if successful in rezoning there would be a secondary process for a development variance permit to vary lot size requirements for a duplex build.

The Director of Corporate Services advised Council that the District received three submissions in their packages, all opposed, and that an additional three late submission will be read into the record.

Joe & Karen Scalise residents of Thacker Mountain Road opposed the rezoning, citing concerns regarding parking, driveway perimeters before a blind corner, affected demographics of existing homes, and obstructed views.

Martin & Ivana Drobis residents of Thacker Mountain Road opposed the rezoning, citing concerns regarding downgraded ownership, insufficient lot size, blasting required for building, parking, and safety issues.

A petition, signed by 20 local residents, was also received in opposition of the proposed rezoning.

Mayor Smith invited comments or questions from the public.

Jeff Irwin resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding the size of the lots, the number of required parking spaces, and preserving the current single-family zoning in the area.

Helmut Pade resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding safety for those coming down the road.

Brad Cooper resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding damage to the roads caused by construction vehicles, blasting required for construction, health impacts on residents living nearby, and preserving the current single-family zoning in the area.

Maureen Cooper resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding health issues and blasting required for construction.

John Hall Jr resident of Flood Hope Road and son of the person that sold these lots to the current developer, opposed the rezoning, citing concerns regarding infrastructure, fire protection, deteriorating road conditions with regard to ditching and water, and obstructed views. He further noted that these lots should be consolidated into one.

Eva Wunderman resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding sidewalks, effects on hiking and tourism in this area, and safety for those travelling this narrow road.

Peter Kelder resident of Thacker Mountain Road opposed the rezoning, citing concerns regarding safety, the blind corner, and street parking.

Council inquired as to the criteria for setback requirements, site coverage, and height restrictions, noting that they appear to be the same for the current Single Family Residential (RS-1) and proposed Two Family Residential (RT-1) zones. The Director of Community Development confirmed that Council is correct, the building envelope with regards to setbacks and site coverage is the same for both zones, and that the difference is the number of units contained within that structure. He added that the property could have two driveway accesses granted, depending on the design of the property and pending approval from the District.

Council remarked that although everyone is picturing a duplex as a larger building, the size of the building that can be placed on the property is the same for both the current zoning and the proposed. Council inquired as to whether it is one or two buildings per lot, to which the Director of Community Development advised that the duplex must be an attached dwelling, one structure with two dwellings in it. Council inquired as to what the requirements would be for parking spaces in the Two Family Residential (RT-1) zone. The Director of Community Development advised that each dwelling unit must have two off street parking stalls, therefore a duplex would require four off street parking stalls.

Mayor Smith called for a second time for any comments from Council and those in attendance, hearing none, the Mayor declared the Public Hearing closed at 7:02 p.m.

Certified Correct:

Original Signed by Donna Bellingham
Donna Bellingham,
Director of Corporate Services