

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

Monday, May 8, 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 Zachary Wells

Council Members Absent: Councillor Crystal Sedore

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

Others in attendance: 8 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. 1547, 2023***

Subject Property: Lot A District Lots 4 and 5 Yale Division Yale (Formerly Hope) District Plan 12284; PID 002-858-959; with a civic address of **65617 Kawkawa Lake Road**.

Purpose: to rezone eight lots of the proposed fourteen lot subdivision of the property at 65617 Kawkawa Lake Road from Single Family Residential (RS-1) to Single Family Residential with a Secondary Dwelling (RS-1S).

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 the current proposal increases the density in the area and meets the OCP and Zoning Bylaw objectives. He added that the choice the applicant has taken is not a departure from the land use in the area. The subdivision will include a review of utilities, water and sewer services for future impacts or upgrades required for the development to proceed.

The Director of Corporate Services advised Council that one late submission was received in favour of the proposal and she read the submission into the record.

Jack Nelson, owner of [REDACTED] Kawkawa Lake Road, Crystal River Court Ltd., supported the proposal stating that they would like to see increased density encouraged for the balance of the developer's lands due to the critical shortage of housing in the Lower Mainland. He noted that he feels this area would lend itself to high density housing including townhomes.

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

Dale Monrad, resident of [REDACTED] Kettle Valley Place, opposed the proposal citing concerns regarding increased road traffic, street parking resulting in difficulties with snow plowing, and wear on local infrastructure.

Arnice Asquin, resident of [REDACTED] Seventh Avenue and owner of [REDACTED] & [REDACTED] Kawkawa Lake Road, raised concerns regarding the gazetted roadway between the trailer park and the applicant property, and the height of the fences along the back of the proposed homes. The Acting Director of Community Development advised that plans regarding the roadway have not been proposed, but that a traffic study will be performed during additional phases of development. He added that consideration will be given to allow for a matching height fence to be installed on adjacent properties.

Sandy Maquire, resident of [REDACTED] Acacia Drive, opposed the proposal citing concerns regarding increased density in the area, current speed limits along Kawkawa Lake Road, and increased traffic as a result of the increased density.

Mayor Smith invited the Applicant to speak regarding their proposal.

Darren Clayton, applicant and resident of [REDACTED] Elizabeth Drive, Cultus Lake, stated that although this is a 14-lot development, they are only requesting 8 of the lots have secondary dwellings. He added that these lots will have standard 4-6 car driveways and will front onto Kawkawa Lake Road with a rear laneway for utility access.

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 6:46 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