



THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

May 24, 2016
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, BC

Council Members Present: Mayor Wilfried Vicktor
Councillor Donna Kropp
Councillor Scott Medlock
Councillor Heather Stewin
Councillor Gerry Dyble
Councillor Dusty Smith
Councillor Bob Erickson

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Jas Gill, Director of Community Development
Wendy Dalman, Deputy Corporate Officer
RCMP Staff Sergeant Karol Rehdner

Others Present: 13 members of the public

Mayor Vicktor called the Public Hearing to order at 7:00 pm.

Mayor Vicktor noted that the purpose of the Public Hearing is to hear input on the proposed ***District of Hope Zoning Amendment Bylaw No. 1375, 2016.***

Mayor Vicktor advised those in attendance of the procedures to be followed during the Public Hearing and read the Public Hearing protocol.

District of Hope Zoning Amendment Bylaw No. 1375, 2016 – Amend Permitted Uses of the Regional Commercial (C-3) Zone in Order to Permit Car Wash – 559 Old Hope Princeton Way

The purpose of the bylaw is to amend the principal permitted uses of the Regional Commercial (C-3) Zone in order to permit car wash.

A letter was received from Case Bosch, Water Avenue Car Wash, dated May 20, 2016 in opposition of the amendment, as he feels that the amendment exclusively benefits the property owner and that parking and access would be an issue.

A letter was received from Michael Corday, Hope Princeton Investments Ltd. dated May 24, 2016 in support of the amendment, and stated that with regards to access and parking, a car wash would generate less traffic than a gas bar and would benefit more consumers, as the District is already fully serviced by numerous gas stations.

The Director of Community Development provided the public with a summary of the bylaw.

Councillor Dyble asked if a traffic analysis would be done and the Director of Community Development responded yes, a traffic analysis would be warranted in this case; this has been brought to the applicant's attention and will be a requirement prior to a Development Permit being issued.

Councillor Kropp questioned why the traffic analysis is not being done prior to this Zoning Amendment. The Director of Community Development stated that this is a text amendment to allow car wash, and the applicant has decided to have the use in place prior to putting hard costs towards this development; the applicant did not provide any plans, etc. by choice and chose to have the text amendment completed first.

Mayor Vicktor asked why no drawings were submitted. The Director of Community Development noted that drawings would be submitted during the Development Permit stage of this process.

Councillor Medlock asked why car wash was not a C-3 permitted use before. Staff were unsure as to why car wash was not permitted initially in the C-3 zoning.

The Mayor called for comments or questions from the public:

Stephen Yeung stated that noise and water leaks could be a potential issue and questioned why the bylaw is being amended for just one business.

Case Bosch stated that there is a safety concern; the proposed location is shady and this location for a car wash could potentially be a sheet of ice in the winter months.

Mario Levesque noted that there are already three car washes in town; why do we need another? Councillor Smith stated that it is not Council's role to dictate what type of business opens in the District.

Mayor Vicktor called for any further comments or questions from the public. The public was advised that no further input on *District of Hope Zoning Amendment Bylaw No. 1375, 2016* would be accepted, and the Public Hearing for this bylaw closed at 7:23 pm.

Certified Correct:

* Original Signed by

Corporate Officer