



**DISTRICT OF 100 MILE HOUSE
 REPORT OF THE PUBLIC HEARING
 OF THE MUNICIPAL COUNCIL HELD IN COUNCIL CHAMBERS
TUESDAY FEBRUARY 12TH AT 6:30 PM**

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| <u>PRESENT:</u> | Chair | Mitch Campsall |
| | Councillor | Ralph Fossum |
| | Councillor | Chris Pettman |
| | Councillor | Maureen Pinkney |
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| STAFF: | Deputy CAO | Flori Vincenzi |
| | Dir. Finance | Tammy Boulanger |
| | Dir. Ec-Dev/Planning | Joanne Doddridge |
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| <u>OTHERS:</u> | Media (2) | |
| | Trevor Embree, Margie Lobsiger, Mike Gook | |

Chair Campsall called the Public Hearing to order at 6:30 p.m.

Chair Campsall stated that the purpose of the Public Hearing is to receive public input regarding Official Community Plan Amendment Bylaw No. 1337-2019 and Zoning Amendment Bylaw No. 1338-2019.

By-Law No. 1337-2019 Official Community Plan Amendment

Official Community Plan Amendment Bylaw No. 1337-2019 proposes the following amendment(s):

That Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
 - a) Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of that part of Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, shown as Lots 14, 15 and 19 on attached Schedule A, and located on Heron Ridge Road, from Rural Residential to **Medium Density Residential**;
 - b) Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of that part of Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, shown as Lot 13 and as Park on attached Schedule A, and located on Heron Ridge Road, from Rural Residential to **Parks, Recreation and Open Space**;

- c) Amend Section 3.0, Table 3 – Table of Concordance to add ER-1 Country Residential Zone to the Rural Residential OCP Designation.

By-Law No. 1338-2019 Zoning Amendment

Zoning Amendment by-Law No. 1338-2019 proposes the following amendment(s):

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for that part of Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, shown as Lots 14, 15 and 19 on attached Schedule A, and located on Heron Ridge Road, to be rezoned from Country residential Zone (ER-1) to **Residential Medium Density Zone (R-4)**;
- (2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset;
- (3) That Section 8.0 Low Density residential Zones; Subsection 8.1 Country Residential Zone (ER-1) is amended as follows:
 - a) 8.1.1 Purpose is amended to read:

The purpose of this zone is to provide large lot areas of 0.2 to 1 hectare for very low density residential housing promoting a country atmosphere for residential housing adjacent to rural areas.
 - b) 8.1.3 Accessory Permitted Uses is amended to remove:
 - d) coach house
 - c) 8.1.4 Minimum Parcel Area is amended to read:

The minimum parcel area is 0.2 hectares (2,000 square metres).
 - d) 8.1.5 Minimum Parcel Width is amended to read:

The minimum parcel width is 22 metres.
 - e) 8.1.7 a) Maximum Height is amended to read:

10 metres for principal dwelling

f) 8.1.11 Maximum Site Coverage is amended to read:

The maximum site coverage for all buildings and structures is 40% of the parcel area.

g) 8.1.14 Specific Use Regulations is amended to remove:

a) A coach house is permitted as an accessory residential use provided the maximum floor area does not exceed 50% of the floor area of the principal permitted use or 90 square metres, whichever is less.

The Dir. Ec-Dev/Planning, Joanne Doddridge reported that two written submissions regarding technical information in relation to the subdivision were received but they had no objection to the amendments. Ms. Doddridge also reported that there were a number of visits at the office counter from airport hanger owners several of which were supportive of additional housing in future. One person inquired at the counter requesting that it be put on record somehow to alert future property owners that they will be living beside an airport. This was requested to avoid future conflict and complaints.

Ms. Lobsiger asked for the definition of a coach house. As well, she advised that she had other questions but they were already answered by the developer.

Chair Campsall called twice for comments or input from the public.

Chair Campsall called for additional input from the public. With no further input forthcoming; this Public Hearing for Official Community Plan Amendment By-Law No. 1337-2019 and Zoning Amendment By-Law No. 1338, 2019, is now adjourned at 6:45 PM

I hereby certify this report to be correct:

Chair

Corporate Officer