

**DISTRICT OF 100 MILE HOUSE
REPORT OF THE PUBLIC HEARING
OF THE MUNICIPAL COUNCIL HELD IN COUNCIL CHAMBERS
TUESDAY April 12th, 2022 AT 6:30 PM**

<u>PRESENT:</u>	Chair	Mitch Campsall
	Councillor	Ralph Fossum
	Councillor	Dave Mingo
	Councillor	Chris Pettman (via teams)
	Councillor	Maureen Pinkney
<u>STAFF:</u>	D/ Corporate Officer	Sheena Elias
	Dir. of Finance	Tammy Boulanger
	Dir. Of Com Services	Todd Conway
	Dir. Ec-Dev/Planning	Joanne Doddridge
<u>OTHERS:</u>	Media (1 - via teams)	
	Others (12)(3- via teams)	

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

Chair Campsall acknowledged that this meeting is being held on the Traditional Territory of the Secwepemc People.

Chair Campsall stated that the purpose of the Public Hearing is to receive public input regarding Official Community Plan Amendment Bylaw No. 1389-2022 and Zoning Amendment Bylaw No. 1390-2022.

DCO outlined the process for receiving public comment to the proposed Bylaws.

Official Community Plan Amendment Bylaw No. 1389-2022

Official Community Plan Amendment Bylaw No. 1389-2022 proposes the following amendment(s):

- (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 Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch A and B on attached Schedule A, and located on Seventh Street, **from Rural Residential to Low Density Residential;**

- b. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch C and D on attached Schedule A, and located on Seventh Street, **from Rural Residential to Medium Density Residential**;
- c. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch E on attached Schedule A, and located on Seventh Street, **from Rural Residential to Parks, Recreation and Open Space**.

Zoning Amendment Bylaw No. 1390-2022

Zoning Amendment Bylaw No. 1390-2022 proposes the following amendment(s):

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch A on attached Schedule A, and located on Seventh Street, **from Small Holdings Zone (A-2) to Residential Low Density Zone (R-1)**;
- (2) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch B on attached Schedule A, and located on Seventh Street, **from Small Holdings Zone (A-2) to Residential Small Lot Zone (R-3)**;
- (3) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch C on attached Schedule A, and located on Seventh Street, **from Small Holdings Zone (A-2) to Residential Medium Density Zone (R-4)**;
- (4) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch D on attached Schedule A, and located on Seventh Street, **from Small Holdings Zone (A-2) to Residential Mobile Home Park Zone (R-6)**;
- (5) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch E on attached Schedule A, and located on Seventh Street, **from Small Holdings Zone (A-2) to Parks and Open Space Zone (P-2)**;
- (6) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset;
- (7) That Section 9.3.13 Specific Use Regulations is amended by adding:
 - a. Despite Section 9.3.4, the minimum parcel area shall be 1.21 hectares for the mobile home park development, for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, located on Seventh Street.

DCO read aloud two (2) written submissions received. Submissions attached and forming part of this report.

Lynda Walters

208 Eighth Street

100 Mile House

Ms. Walters listed five main concerns as to how the rezoning and ultimately the future development could affect her property.

Darron Campbell

Cariboo Regional District

Williams Lake

Mr. Campbell wrote in to bring Councils attention to an adjoining recreation land that the CRD would like to be considered for access during the subdivision stage of this development.

A speakers list was established and those wishing to speak to the proposed amendments are to first register with the Clerk prior to speaking, the Speakers list was a combination of in person and attendants through MS Teams.

Chair Campsall called for those wishing to speak to the proposed amendments in the order of the speakers list allowing each person a maximum of two speaking opportunities.

Nigel Hemingway

401 Exeter Rd

100 Mile House

Mr. Hemingway spoke on behalf of the developer. He gave an overview of the development plans. The subject property is already designated residential in the OCP, the change requested is for density purposes. The proposed development would be completed in 3 phases, 2023- 20 lots, 2028- 29 lots, and 2033- 18 lots. The different phases of the development would bring a mixture of different residential zoned properties. The designated park land is at 16.5%, which is three times the requirement. The owner's goal is to have non-motorized trails that could connect to the marsh trail. A traffic study has been completed and has been approved by the Ministry of Transportation, the study includes potential traffic from this development and the Cariboo Ridge development. The study found 46 vehicles may use Eighth Street at build out of the development.

Donna Barnett

39-208 Eighth St

100 Mile House

Ms. Barnett has objections to the proposed amendments. Her concerns are regarding the connecting streets and their ability to handle any more traffic, as well as the disruption of the residents in Scenic Place MHP. Written comments submitted.

Don Savjord

230 Heron Ridge Rd

100 Mile House

Mr. Savjord is in support of the development. He is the representative for the Ranch on the West boundary of the development. Mr. Savjord would like to see a three-meter treed buffer of no access from the Ranch property with a 5-foot tall no climb fence. The buffer would serve to keep dogs out and keep the ranch animals away from the proposed higher density residential.

Graham Farstad

Cariboo Ridge

100 Mile House

Mr. Farstad is the owner of the neighboring Cariboo Ridge Development. He acknowledges that this proposed development would open up the potential for a third access to his development. An additional access and connectivity of the developments could allow possible transit and connected trails in the future. Mr. Farstad pointed out that the Cariboo Ridge development has a 10-meter buffer from the ALR lands in their development plans. The proposed development could impose some issues that would impact the Cariboo Ridge Development. Mr. Farstad is open to coordinating with the applicant to work out possible issues.

Rick Stock (via teams)

208 Eighth Street

100 Mile House

Mr. Stock is opposed to the amendments. His mom lives in Scenic Place MHP, and he doesn't believe the increased traffic to the MHP is a good idea.

Lynda Walters (via teams)

208 Eighth Street

100 Mile House

Ms. Walters is the owner of Scenic Place HMP. She has concerns with the proposed amendments with respect to her mobile home park. The main concern is additional traffic, followed by snow removal and disruption of her residents.

Trevor Embree

5742 Mahood Lake Rd

100 Mile House

Mr. Embree, the developer spoke to comment on the concerns posed so far. He doesn't believe there will be any drainage problems from the property as it is the lower property in the area. He understands the traffic concerns and wants people to understand that after a developer builds the roads, they will be handed off to the District to maintain them. He proposed multiple options to slow any traffic that may impact the MHP, including a 4 way stop, 30km speed zone, speed bumps or a lit crosswalk.

Learning this evening that the Cariboo Ridge development has a 10-meter buffer from the ALR lands, Mr. Embree agreed to carry on that buffer through his development. The buffer would be 3 meters of a treed no-go zone and the remaining 7 meters to be a trail that connects with the Cariboo Ridge development.

Mr. Embree pointed out that the District will require any off-site services later in the process.

Margot Spears

40-208 Eighth St

100 Mile House

Ms. Spears lives in Scenic Place MHP and is concerned with the increased traffic to the MHP and keeping people driving slow enough. Ms. Spears expressed residents would have difficulty backing out of their driveways with increased traffic on the local road. She has also been witnessing traffic line ups currently on 7th & Alpine, without this development. How long will the line ups be if these amendments are allowed.

Trevor Embree

5742 Mahood Lake Rd

100 Mile House

Mr. Embree spoke again to clear up what he believed to be a misunderstanding regarding the MHP park road. The proposed development would not be using the current road used by the MHP but building a new road on an existing road dedication that will cross the MHP road.

Lynda Walters (via teams)

208 Eighth Street

100 Mile House

Ms. Walters spoke a second time to emphasize her concern with the increased traffic and that the road being built through her property is her main concern. She is supportive of growth in 100 Mile House and is not anti-development but believes there are still details to work out, so her residents are not disturbed.

Nigel Hemingway

401 Exeter Rd

100 Mile House

Mr. Hemingway spoke a second time to clarify the proposed road that is causing most of the concern he is hearing. The road dedication has been there for 25 years and just not constructed. He wanted to remind people that this public hearing is only the first step and the question that is being asked is "is this an appropriate use of the land?" After this step there will be engineers and services involved to work out the details.

Donna Barnett

39-208 Eighth St

100 Mile House

Ms. Barnett took a second opportunity to speak to emphasize her overall safety concern for seventh, eighth and Alpine. Although the road dedication exists it does not mean the District has to agree to allow the road to be built.

Councillor Fossum commented that while the road is the concern of most in attendance, the new road would create an alternative egress for the MHP during emergencies.

Chair Campsall called for additional input from the public. With no further input forthcoming, this Public Hearing for Official Community Plan Amendment Bylaw No. 1389-2022 and Zoning Amendment Bylaw No. 1390-2022 is now adjourned at 7:25 PM

I hereby certify this report to be correct:

Chair

Corporate Officer

Hi Joanne, attached is the site plan options report from 2012 for the South Cariboo Recreation Centre property. The report was developed by the Regional District and the District of 100 Mile House to encourage some long-term thinking about options to grow the recreation assets and opportunities at the location.

We would appreciate it if this report was included in the background information for the residential land development proposal to the south of the recreation area. Perhaps it can help guide the subdivision design and decisions made for the proposal such that future recreation area development will benefit. Of particular interest to us is the future opportunity for an access road and/or trail across the ravine to connect to the South Cariboo Recreation Centre lands. A new major facility, such as an aquatic centre, will require much better parking, traffic flow as well as emergency egress.

Feel free to give me a call if you need to.

Thanks Joanne.

Darron Campbell

Manager of Community Services

Ph: 250-392-3351 or 1-800-665-1636

www.cariboord.ca



Joanne Doddridge
Director of Economic Development & Planning
District of 100 Mile House
#1 385 Birch Ave
100 Mile House, B.C. V0K 2E0

April 10, 2022

Sent Via Email

RE: Public Hearing Meeting to Amend Bylaw 1389, 2022 and Zoning Amendment Bylaw 1390, 2022.

I am the owner of Scenic Place MHP at 208 8th Street in 100 Mile House. These are my written comments to be shared at the meeting.

I have concerns with the rezoning and ultimately the proposed development that backs onto my property and would ultimately have a public road running through my property.

1. The proposed change would mean a public road would cross through our park, which is currently served by a dead-end private road. Some of my residents have expressed concern about the increased traffic, the noise and increased risk to pedestrians it would create and the added pollution.
2. Increased traffic will increase the road maintenance and repairs needed and it is unclear to me if I would be responsible for these additional expenses.
3. Snow removal is an ongoing concern and I am unclear as to where the city would put the snow removed from the city portion of the streets.
4. I understand there will be an environmental or geo studies because the lay of the land will change current drainage and I would need to know more about the plan for drainage. I do not want to incur additional expense to make the necessary changes or maintain future repairs and maintenance related to the drainage.
5. I do not understand how this change would impact water source and sewer issues, including the water hardness and the cost of any changes. Does the District have a plan for water/sewer issues that will not decrease the quality of current services or increase the costs to my residents or my business.

These are my concerns and questions. I appreciate the District's attention to these questions and concerns. I can be reached at [REDACTED]

Respectfully,

Lynda L. Walters
Owner, Scenic Place MHP

Mayor & Council.
District of 100 Mile House
Box 340 100 Mile House
B.C. VOK 2EO

April 12, 2022.

Regarding By Law 1390

Dear Mayor & Council,

I am a resident at #39 208 8th Street 100 Mile House. I have objections to the proposed by law. My objections are the access and existing road infrasture.

As proposed in the drawings I have been shown the following are issues that I feel must be addressed before this zoning by law is approved.

Alpine 7th & 8th will all be used as access to this proposal. None are wide enough to handle a subdivision of any size. Alpine too narrow and too steep. Turning off of Alpine to 8th now has a very small radius to turn plus the grade of Alpine makes it unsafe now for vehicules. 7th is also too narrow you have a high school a Storage Facility with large trucks coming and going daily, you have a very busy food bank and other small businesses. Neither Alpine or 7th have sidewalks and no room to build them. 8th has a partial sidewalk at the Seniors complex with no room to extend. There are no stop or yield signs and the traffic flow now at times is dangerous. Alpine is extremely busy with Heavy Trucks and traffic to the many businesses located on Alpine.

The proposal to come through Scenic Trailer Park must be changed. Having traffic of the magnitude this proposal would allow would certainly disturb park and all residents of the park are seniors. Not only the constant traffic but as the proposed access is through the middle of the park how will the traffic flow go. Those in the park will they have to stop to let the traffic through? Will there be stop signs and who will patrol the area as the park is private property.

I support growth and the plans I have seen for this land use proposal would be a benefit as the community continues to grow. But addressing the safety of the existing community and the future of the community must be the first priority.

Yours truly
Donna Barnett

