



**MINUTES OF THE DISTRICT OF PORT HARDY
PUBLIC HEARING HELD OCTOBER 11, 2016
COUNCIL CHAMBERS, MUNICIPAL HALL
7360 COLUMBIA STREET**

PRESENT: Deputy Mayor Pat Corbett-Labatt, Councillors Dennis Dugas, John Tidbury and Fred Robertson (at 5:07 pm)

ALSO PRESENT: Allison McCarrick, Chief Administrative Officer
Heather Nelson-Smith, Director of Corporate & Development Services
Leslie Driemel, Recording Secretary

MEDIA: None **MEMBERS OF THE PUBLIC:** 2

Deputy Mayor Pat Corbett-Labatt, called the Public Hearing to order at 5:00pm.

Deputy Mayor Corbett-Labatt advised that this public hearing is being held in accordance with the *Local Government Act* to allow the public to make representations to the District of Port Hardy regarding proposed District of Port Hardy Zoning Bylaw Amendment Bylaw Nos. 1052-2016, 1053-2016, 1054-2016 and 1055-2016. She indicated a copy of the proposed Bylaw is available at the table by the entrance to the Council Chambers and that if people wished to speak, to please add their name to the List of Speakers at the same table.

Deputy Mayor Corbett-Labatt advised that notice of this public hearing was published in two consecutive issues of the North Island Gazette Newspaper on September 28 and October 5 and was posted on the public notice board at the District of Port Hardy Municipal Hall located at 7360 Columbia Street, Port Hardy, BC. A notice was also mailed or hand delivered to the owners and tenants of the properties within 50 metres of the subject property and the notice and applications were made available on the website.

Deputy Mayor Corbett-Labatt indicated that all persons who believe that their interests are affected by proposed Bylaw No. 1052-2016, 1053-2016, 1054-2016 and 1055-2016 will be given an opportunity to be heard respecting matters contained in the Bylaws.

The Director of Development Services then reviewed the bylaws in order and explained the intent of the proposed changes to the bylaw.

Bylaw 1052-2016, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. This amendment proposes to change the P-2 Institutional Zone to allow for the addition of Funeral Homes under principal uses. An application was received from The St Columba Anglican church to allow for the use of 10% of existing space for Boyd's Funeral Services for the storage of deceased before and after preparation. The only zones that currently permit funeral home use are in the C-2 and Industrial zones. Not follow the existing zoning to allow for make sense to allow for one property in this location to be rezoned either commercial or industrial considering their other uses did not conform to those designations. The P-2 zone was reviewed in its entirety. Staff then proposed to Council a change to the entire P-2 zone to allow for the funeral home use under principal uses.

Deputy Mayor Corbett-Labatt called the first time for speakers.

Mr. Robert Fyles, Applicant on behalf of Port Hardy Ecumenical Society (Anglican/United Church) and resident of Port Hardy at 9205 Elk Drive.

Mr. Fyles reviewed the rationale behind the application for the rezoning as an opportunity for Boyd's Funeral Services Ltd. to provide employment for a part time licensed funeral director, provide better funeral services in the community and to provide lease space revenue for the Port Hardy Ecumenical Society. The church has unused space that will be renovated to provide temporary storage for the deceased.

Deputy Mayor Corbett-Labatt called the second time for speakers to the proposed bylaw amendment Bylaw 1052-2016.

Councillor Tidbury inquired if any written submissions have been received. The Director of Corporate & Development Services advised no written submissions have been received from the public. A letter of approval for the zoning change has been received from the Ministry of Transportation.

Deputy Mayor Corbett-Labatt called the third time for speakers to the proposed bylaw amendment Bylaw 1052-2016.

Bylaw 1053-2016, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. This amendment proposes to change the zoning of Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8755 Hastings Street, Port Hardy, BC from C-2 Service Commercial to R-2 Duplex Residential.

Bylaw 1054-2016, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. This amendment proposes to change the zoning of Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8765 Hastings Street Port Hardy, BC ; Lot 18, Plan 27270, Section 36 PID 002-600-595 known by civic address 8775 Hastings Street Port Hardy, BC ; Lot 17, Plan 27270, Section 36 PID 002-600-579 known by civic address as 7215 Hastings Street Port Hardy, BC from C-2 Service Commercial to R-2 Duplex Residential.

The Director advised the application received from Mr. and Mrs. Emerson currently have a home, which when built conformed to the zoning of that day. Since that time the District has rezoned the property Commercial and this building is now a legal non-conforming building as per the Local Government Act. The House is used as a Bed and Breakfast as well as a principal dwelling unit and conforms to current residential zoning.

The second application was received from Mr. Lee on the vacant properties as he wishes to build a residence on the vacant lots.

Deputy Mayor Corbett-Labatt called the first time for speakers to the proposed bylaw amendment to Bylaws 1053-2016 and Bylaw 1054-2016.

Councillor Tidbury inquired if any written submissions have been received. The Director of Corporate & Development Services advised only one written submission has been received from an adjacent property owner that is in favour of the rezoning and that he may also apply for rezoning of his property

Deputy Mayor Corbett-Labatt gave a second and third call for speakers to the proposed bylaw amendment to Bylaws 1053-2016 and Bylaw 1054-2016.

Bylaw 1055-2016, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. This amendment proposes to change the zoning by adding a new zone, CD-7 Comprehensive Development 7 which includes all of the permitted uses of the C-2 Service Commercial with the addition of a Recycle Depot to the property legally described as Lot 16, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 005-993-695, 8740 Main Street

An application was received from the owners Mr. Nabahat and Ms. Launhardt to allow for the proposed purchaser Rodney Inglis to permit a recycle depot at the property. Mr. Inglis currently leases property to run an MMBC recycling facility.

Deputy Mayor Corbett-Labatt called the first time for speakers to the proposed bylaw amendment to Bylaws 1055-2016.

Councillor Tidbury inquired if any written submissions have been received. The Director of Corporate & Development Services advised that one written submission regarding the concern over items stored outside.

Council members present discussed the rezoning application, outside storage, enforcing the unsightly premises bylaw if needed and adding wording to restrict recycling to inside storage. The Director of Corporate & Development Services advised that the current C2 zoning does allow for storage type facilities.

Deputy Mayor Pat Corbett-Labatt advised she had received a phone call from Sylvia Frankforth of the Port Hardy Women's Auxiliary, adjacent property owners, expressing concerns regarding increased traffic and outside storage of recycling products. The Auxiliary is against the rezoning application

Deputy Mayor Corbett-Labatt gave a second and third call for speakers to the proposed bylaw amendment to Bylaw 1055-2016.

Deputy Mayor Pat Corbett-Labatt gave a final call for speakers on proposed District of Port Hardy Zoning Bylaw Amendment Bylaw Nos. 1052-2016, 1053-2016, 1054, 2016 and 1055, 2016

No final comments or input was forthcoming

The Public Hearing was closed.

Time: 5:23 pm

CERTIFIED CORRECT:

Original signed by:

DIRECTOR
OF CORPORATE SERVICES

DEPUTY MAYOR