



**MINUTES OF THE DISTRICT OF PORT HARDY
PUBLIC HEARING HELD FEBRUARY 27, 2018
COUNCIL CHAMBERS, MUNICIPAL HALL
7360 COLUMBIA STREET**

PRESENT: Mayor Hank Bood, Councillors Pat Corbett-Labatt, Dennis Dugas, Rick Marcotte, Fred Robertson and John Tidbury

ALSO PRESENT: Allison McCarrick, Chief Administrative Officer
Heather Nelson-Smith, Director of Corporate & Development Services
Abbas Farahbakhsh, Director of Operational Services

MEDIA: North Island Gazette **MEMBERS OF THE PUBLIC:** Five

Mayor Hank Bood, called the Public Hearing to order at 6:00 pm.

Mayor Bood 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 No. 1075-2018. He 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.

Mayor Hank Bood advised that notice of this public hearing was published in the North Island Eagle Newspaper on February 16, 2018 and North Island Gazette Newspaper on February 21, 2018 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 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.

Mayor Bood indicated that all persons who believe that their interests are affected by proposed Bylaw No. 1075-2018 will be given an opportunity to be heard respecting matters contained in the Bylaws.

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

Bylaw 1075-2018

- a) Section "1.3 Definitions" is hereby amended as follows:
i) Adding the following definition in alphabetical order:

***'Emergency Shelter'** means a use staffed and supervised by a public authority or non-profit agency for the purposes of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 24 hours). Emergency Shelter use includes drop-in and meal services as well as accessory administration and office space for use by program staff*

- b) Table 5.1 in section 5.1 of Part 5 is amended by adding a new zone listing at the very end of the Table as follows:

CD-8: Comprehensive Development 8	CD-8
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- c) Part 12: Comprehensive Development Zone is amended by adding a new section 12.5 CD-8: Comprehensive Development 8 as shown on Schedule "A" to this Bylaw.
- d) The list of zones included in the legends titled "Zoning Descriptions" on each of Schedules A, B, C and D are amended by including "CD-8: Comprehensive Development 8".

- e) Schedule C: Zoning Map – West is amended by changing the applicable zone of the property legally described as Parcel A (DD 223130I) of Lots 19 and 20, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 006-455-743; Lot 19, Block 4, Section 36, Township 9, Rupert District, Plan 2178, Except Parcel A (DD223130I) thereof PID 006-455-611; and Lot 20, Block 4, Section 36, Township 9, Rupert District, Plan 2178, Except Parcel A (DD 223130I) thereof PID 006-455-662

SCHEDULE “A” TO BYLAW NO. 1075-2018

12.5 CD-8: COMPREHENSIVE DEVELOPMENT ZONE 8

The purpose of this zone is to allow the range of uses permitted in the C-3: Town Centre Commercial zone which is common to properties on Market Street, along with the added principal use of an Emergency Shelter, on the property which is civically addressed as 7305 Market Street and is legally described as Parcel A (DD 223130I) of Lots 19 and 20, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 006-455-743; Lot 19, Block 4, Section 36, Township 9, Rupert District, Plan 2178, Except Parcel A (DD223130I) thereof PID 006-455-611; and Lot 20, Block 4, Section 36, Township 9, Rupert District, Plan 2178, Except Parcel A (DD 223130I) thereof PID 006-455-662

- (a) The following principal uses are permitted:
- (1) Assembly
 - (2) Family Resource Centre
 - (3) Professional Service Establishment
 - (4) Personal Service Establishment
 - (5) Emergency Shelter
- (b) The following accessory uses are permitted:
- (1) Accessory Buildings and Structures (see section 3.9)

- (c) The following siting, size and dimension requirements apply:

Setbacks		
Yard Setback	Principal Use	Accessory Use
Front Yard	Minimum of 6.0 metres (19.69 feet)	Minimum of 6.0 metres (19.69 feet)
Rear Yard	Minimum of 0.0 metres (0.0 feet)	Minimum of 1.0 metre (3.28 feet)
Interior Side Yard	Minimum of 0.0 metres (0.0 feet)	Minimum of 1.0 metre (3.28 feet)
Interior Side Yard or Rear Yard Abutting a Residential Zone	Minimum of 3.0 metres (9.84 feet)	Minimum of 3.0 metres (9.84 feet)
Exterior Side Yard	Minimum of 4.5 metres (14.76 feet)	Minimum of 4.5 metres (14.76 feet)
Size of Buildings and Structures		
Maximum Height (Principal and Accessory Buildings and Structures)	11.0 metres (36.08 feet)	
Maximum Parcel Coverage	75%	
Parcel Area and Dimensions		
Minimum Parcel Area	450.0 square metres (4,843.76 square feet)	
Minimum Parcel Width	15.0 metres (49.2 feet)	
Minimum Parcel Depth	30.0 metres (98.43 feet)	

The Director of Corporate Services reported to Council that no comments were received in advance of the Public hearing to share with the Council.

Mayor Bood called the first time for speakers to the proposed bylaw amendment Bylaw 1075-2018. No comments.

Mayor Bood called the second time for speakers to the proposed bylaw amendment Bylaw 1075-2018.

Michael Winter, representing the Salvation Army, addressed those in attendance in support of the application for rezoning and statistics including the background on how the Lighthouse Resource Centre came to be in Port Hardy.

In 2009 there was a call to ensure that those that needed shelter in extreme weather conditions and developed an extreme weather response shelter and has been operating for 10 years. This allowed the Salvation Army 12 spaces from November to March and Island Health supported the care.

The 500 spaces project allowed the expansion of the centre to be a Sobering and Assessment Centre supported by Island Health. This means that during the whole year there are spaces available.

Mayor Bood called the third time for speakers to the proposed bylaw amendment Bylaw 1075-2018. No comments.

No final comments or input was forthcoming

The Public Hearing was closed.

Time: 6:14 pm

CERTIFIED CORRECT:

DIRECTOR
OF CORPORATE SERVICES

MAYOR