



**MINUTES OF THE DISTRICT OF PORT HARDY
PUBLIC HEARING HELD SEPTEMBER 5, 2018
COUNCIL CHAMBERS, MUNICIPAL HALL
7360 COLUMBIA STREET**

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

ALSO PRESENT: Allison McCarrick, Chief Administrative Officer; Heather Nelson-Smith, Director of Corporate & Development Services; Lynda Sowerby, Director of Financial Services

MEDIA: North Island Gazette & North Island Eagle

MEMBERS OF THE PUBLIC: Five

Mayor Hank Bood, called the Public Hearing to order at 1:00 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 Official Community Plan Amendment Bylaw No. 1084-2018 and Zoning Amendment Bylaw No. 1085-2018. He indicated a copy of the proposed Bylaws are available at the table by the entrance to the Council Chambers.

Mayor Hank Bood advised that notice of this public hearing was published in the North Island Gazette on August 23 and 29, the North Island Eagle on August 31, 2018, and were 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 mailed to the owners of five (5) properties within 50 metres of the subject property and the notice was posted on the District website, Facebook and Twitter.

Mayor Bood indicated that all persons who believe that their interests are affected by proposed bylaws No. 1084-2018 and 1085-2018 will be given an opportunity to be heard respecting matters contained in the Bylaws.

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

Bylaw 1084-2018 Official Community Plan Amendment

- i) MAP 1 LAND-USE of Appendix A – Mapping, is amended by changing the land use designation for the property legally described as *Lot 4, Section 1, Township 8 Plan VIP61541 Except Part in Plan EPP68369 PID 023-107-171 Civic Address 8925 Park Drive from CD-1: Comprehensive Development Zone 1 to P-2: Institutional* as shown on Schedule 'A' which is attached to and forms part of this Bylaw.

Bylaw 1085- 2018 Zoning Amendment

- a) Schedule A: Zoning Map – West is amended by changing the applicable zone of the property legally described *Lot 4, Section 1, Township 8 Plan VIP61541 Except Part in Plan EPP68369 PID 023-107-171 Civic Address 8925 Park Drive* to P-2: Institutional.

Which permits the following principal uses:

- (1) Activities Directed at Protecting and / or Enhancing the Natural Environment
- (2) Assembly
- (3) Civic Use
- (4) Community Care Facility
- (5) Day Care Facility

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- (6) Hospital
 - (7) Recreational Facilities and Sports Fields
 - (8) Education Services
 - (9) Exhibition Grounds
 - (10) Family Resource Centre
 - (11) Professional Service Establishments - see section 10.2(c)(2)
 - (12) Funeral Homes (Added: BYL 1052-2016)

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 amendment bylaws 1084-2018 and 1085-2018.

No comments.

Mayor Bood called the second time for speakers to the proposed amendment bylaws 1084-2018 and 1085-2018.

No comments.

Mayor Bood called the third time for speakers to the proposed amendment bylaws 1084-2018 and 1085-2018.

No comments.

Mayor Bood a final time for speakers to the proposed amendment Bylaws 1084-2018 and 1085-2018.

No comments.

No final comments or input was forthcoming.

No written submissions were received at this time.

The Public Hearing was adjourned at 1:10 pm to reconvene at 6:00 pm.

Mayor Bood reopened the Public Hearing at 6:00pm.

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 Official Community Plan Amendment Bylaw No. 1084-2018 and Zoning Amendment Bylaw No. 1085-2018. He indicated a copy of the proposed Bylaws are available at the table by the entrance to the Council Chambers.

Mayor Hank Bood advised that notice of this public hearing was published in the North Island Gazette on August 23 and 29, the North Island Eagle on August 31, 2018, and were 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 mailed to the owners of five (5) properties within 50 metres of the subject property and the notice was posted on the District website, Facebook and Twitter.

Mayor Bood indicated that all persons who believe that their interests are affected by proposed bylaws No. 1084-2018 and 1085-2018 will be given an opportunity to be heard respecting matters contained in the Bylaws.

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

Bylaw 1084-2018 Official Community Plan Amendment

- ii) MAP 1 LAND-USE of Appendix A – Mapping, is amended by changing the land use designation for the property legally described as *Lot 4, Section 1, Township 8 Plan VIP61541 Except Part in Plan EPP68369 PID 023-107-171 Civic Address 8925 Park Drive from CD-1: Comprehensive Development Zone 1 to P-2: Institutional* as shown on Schedule 'A' which is attached to and forms part of this Bylaw.

Bylaw 1085- 2018 Zoning Amendment

- b) Schedule A: Zoning Map – West is amended by changing the applicable zone of the property legally described *Lot 4, Section 1, Township 8 Plan VIP61541 Except Part in Plan EPP68369 PID 023-107-171 Civic Address 8925 Park Drive* to P-2: Institutional.

Which permits the following principal uses:

- (1) Activities Directed at Protecting and / or Enhancing the Natural Environment
- (2) Assembly
- (3) Civic Use
- (4) Community Care Facility
- (5) Day Care Facility
- (6) Hospital
- (7) Recreational Facilities and Sports Fields
- (8) Education Services
- (9) Exhibition Grounds
- (10) Family Resource Centre
- (11) Professional Service Establishments - see section 10.2(c)(2)
- (12) Funeral Homes (Added: BYL 1052-2016)

Mayor Bood called the first time for speakers to the proposed amendment bylaws 1084-2018 and 1085-2018.

Tammi Kernachan. 8320 Devon Road

Have a question, for the proposed area for this Long House and the proposed rezoning for this Long House, I have been told by people who live on reserve that there is room for this long house to be built on reserve. What is the reason for the Long House to be built in the proposed location? Is it because the new hotel will benefit from the tourism advantage from visits to the Long House and ceremonies as the hotel was planning a smoke house, but it hasn't completed that portion of the project to date. I don't have a problem, the new hotel is beautiful, but some people are wondering.

Mayor Bood

Every property owner in Port Hardy has the opportunity to apply for a rezone on their property.

Heather Nelson-Smith, Director of Corporate and Development Services

The applicant didn't state the reasons for site preference, but in the staff report an excerpt from the application states: *The Big House is an essential component to the well-being of the Gwa'sala-'Nakwaxda'xw Nation. It is the center of cultural, traditional, spiritual, and other ceremonies of the community and promotes these values through dance, artistic works and celebrations.*

No other comments were received during the first call for speakers.

Mayor Bood called the second time for speakers to the proposed amendment bylaws 1084-2018 and 1085-2018.

Tammi Kernachan. 8320 Devon Road

Don't get me wrong the first nations down there on reserve don't have a big house and now they will have one and hopefully it will benefit the new hotel and that there is a connection.

No other comments were received during the second call for speakers.

Mayor Bood called again for speakers to the proposed amendment Bylaws 1084-2018 and 1085-2018.

Tammi Kernachan. 8320 Devon Road

At the last public hearing (8700 Park Drive), wasn't here for that hearing but saw on Facebook that there was a helicopter flying over Seaview Drive above the property and above the eagle's nest. I would like to see respect for the eagle's nest if they are developing near it and see nothing happen with the nest. All of us on Facebook have been discussing it. The Developer stated at that public hearing that the wildlife would be protected and then a helicopter flies over and I don't like it.

Don Kattler, 3-4100 Byng Road

Just wanted to state for the public record that this is a great initiative for Gwa'sala-Nakwaxda'xw Nation and to offer congratulations.

No other comments were received during the third call for speakers.

Mayor Bood called a final time for speakers to the proposed amendment bylaws 1084-2018 and 1085-2018.

No final comments or input was forthcoming.

No written submissions were received.

CERTIFIED CORRECT:

Original signed by:

DIRECTOR
OF CORPORATE SERVICES

MAYOR