

CITY OF GREENWOOD

Public Hearing

July 30, 2020

AGENDA

- 1. Call to Order at 6:00 pm**
- 2. Appointment of Chairman, Appointment of Secretary**
- 3. Procedures for the Public Hearing**
- 4. Public Speakers**
- 5. Adjournment**

Public Hearing

Public Hearing 2020
July 30, 2020
Community Hall

Present Acting Mayor: J. Bolt
 Councillors: C. Lang, J. Nathorst, G. Shaw

Also Present Wendy Higashi, CAO
 3 residents

Acting Mayor called the Public Hearing to order at 6:00 pm

Motion: G. Shaw / J. Nathorst

THAT Acting Mayor J. Bolt will be appointed as Chairman for the Public Hearing; and
THAT Wendy Higashi, CAO will be appointed as secretary for the meeting.

Chairman J. Bolt read the Public Meeting Procedure as follows:

Good evening Lady's & Gentlemen: Before we convene the public hearing, I will update you on what has already taken place and the procedures for tonight's hearing.

For the Public's information:

- Single mobile homes are restricted in Greenwood with the exception of the "Mobile Home Park Bylaw No. 709, 1997"; and, in the Rural Zone.
- In the definitions of the "Mobile Home Park Bylaw No. 709, 1997", mobile homes and Modular homes constructed to National Building Code Standards (CSA-A277) are permitted in the Mobile Home Park.
- "Zoning Bylaw No. 683, 1997," and the Mobile Home Park Bylaw were passed the same year.
- The definition of "Modular Home (CSA-A277)" single-wide should have been included in the Zoning Bylaw; or, amended in the Zoning Bylaw when the Mobile Home Park Bylaw was created.
- The City is clarifying the intent of "Zoning Bylaw No. 683, 1997" and the "Mobile Home Park Bylaw No. 709".
- In "Zoning Amendment Bylaw No. 961, 2020", one property is being exempt for a single wide manufactured home CSA A277 in Residential Zone 1. At this time an A277 single wide modular home is permitted in Residential Zone 1. After the 4th Reading the A277 single wide module would not be permitted. A date extension to October 31, 2021 would be granted to give the property owner time to put the modular on the property.

We will be receiving either oral or written submissions regarding Zoning amendment Bylaw No. 961, 2020.

Council voted on 1st reading on June 22, 2020. Council held a Special meeting on July 24th, 2020 to make a motion for the Public Hearing and to change the number of the bylaw, (for administrative purposes). A Public Hearing is being held tonight at 6:00 pm on July 30, 2020. After the Public Hearing the City will hold concurrent public meetings to vote on second and third reading and then fourth and final adoption.

This public hearing notice was advertised in two editions of the Boundary Creek Times, on July 16th, and July 23, 2020, in accordance with the *Local Government Act*. It was also advertised at City Hall and on social media. Two letters were sent out to the party affected. The first letter was sent prior to the June 22, 2020 Regular Council meeting. A second letter was sent out in regard to the Public Hearing.

Anyone who would like to speak on the proposed amendment will be heard. Council members may ask questions following your presentation; however, the function of tonight's meeting is to listen to the views of the public not to debate the proposed amendment or exemption.

Your only opportunity to comment is tonight as once the public hearing is concluded no further submissions will be received.

To maintain order and to ensure everyone has an opportunity to be heard the rules of procedure are as follows:

We request that you please begin your remarks by stating your name and current residential address any remarks or submissions along with your name and address will be collected for public record so that council may make an informed decision.

Each person will be limited to **5 (five) minutes**.

The speaker must stick to the proposed amendment only. To amend Zoning Bylaw No. 683, 1997, to include single wide Modular Homes in the definition section of the bylaw, and to exclude one property and permit an A277 to be constructed on the property by October 31, 2021.

After everyone has spoken you will have an opportunity to speak again for 2 (two) minutes to give additional information. Anyone abusing the rules please note meeting will be adjourned as we are only here to listen to your views on the amendment and or exemption.

Opportunity to Comment:

1. Carolina Hopkins. Residential Address: #7 925 13th Avenue, Midway, BC
 - Read a description on mobile homes and modular homes from a Regional District
 - Wording should describe the difference between a mobile home and a modular home.
 - Cannot find a person to build a house.
 - Risky proposition to build a house, contractor errors
 - An A277 is currently permitted in the zoning bylaw
 - Cannot put a house on her property because of where the sewer line runs.

Council response:

- The description between a modular and mobile is not the issue. It is the size of a single wide modular house.
- Mrs. Hopkins, you have already been given permission to put the modular A277 on your property with this bylaw.
- Council does not have a problem with A277 modular homes. It is the single wide A277 modular homes.

2. Ciel Sander. Residential Address: 284 N. Kimberley Avenue, Greenwood

- Why are the mobile homes being rezoned?
- Need for affordable housing
- Small homes.

Council response:

- The City has designated zones for single wide mobile homes.
- Some single wide trailers have been in the city prior to the Zoning bylaw. Those mobile homes are not being rezoned; they are currently in Residential Zoning.
- Will be looking into carriage houses, and an area for small homes
- Single wide modular homes and single wide trailers belong in a trailer park or rural zone.

Adjournment: C. Lang / G. Shaw at 6:28 pm


Acting Mayor


Corporate Officer