



DISTRICT OF 100 MILE HOUSE

**PUBLIC HEARING HELD AT 100 MILE HOUSE COMMUNITY HALL
(265 BIRCH AVENUE)**

Tuesday, February 4th, 2025, AT 6:00 PM

PRESENT:	Mayor	Maureen Pinkney
	Councillor	Donna Barnett
	Councillor	Jenni Guimond
	Councillor	David Mingo
	Councillor	Marty Norgren

STAFF:	CAO	Tammy Boulanger
	Dir. of Community Services	Todd Conway
	Dir. of Ec. Dev. & Planning	Joanne Doddridge

Other:	(77)	Media:	(1)
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A	<p><u>CALL TO ORDER</u></p> <p>Mayor Pinkney called the public hearing to order at 6:00 PM</p> <p>Mayor Pinkney acknowledged that this meeting is being held on Tsq̓escencúlecw.</p>
	<p>T. Boulanger read the proposed Zoning Amendment:</p>
<p>PUBLIC HEARING – Zoning Amendment Bylaw No. 1439, 2025</p>	<p>This public hearing is being convened pursuant to Section 464 of the Local Government Act in order to consider proposed Zoning Amendment Bylaw No. 1439, 2025.</p> <p>Zoning Amendment Bylaw No. 1439, 2025 proposes the</p>

	<p>following amendments:</p> <p>(1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016, Section 3.3 Definitions is amended by adding:</p> <p>“specialized home support services” means a staffed residential premises providing care, counseling, life skills training, and 24-hour support for up to two children or youth per unit, exempt from licensing under the Community Care and Assisted Living Act as per the applicable health authority’s regulations.</p> <p>(2) That Section 8.3.13 Specific Use Regulations, is amended by adding:</p> <p>i) Specialized home support services is permitted as a principal use on the property located at Lot 19, Plan 28704, District Lot 2136, Lillooet District, also known as 721 Cariboo Trail.</p>
<p>Public Hearing Protocol</p>	<p>T. Boulanger read the Protocol for Public Hearings</p>
<p>Written & Verbal Comments</p>	<p>T. Boulanger read the written submissions received.</p> <p>There was a total of 20 written submissions received that supported the re-zoning application.</p> <p>There was a total of 50 written submissions received that did not support the re-zoning application.</p> <p>Public in attendance were offered the opportunity to speak, a total of 20 speakers were recorded on the speakers list with eight (8) speaking twice and one (1) speaking for a total of three (3) times.</p> <p>Their overall comments reiterated the written submissions. Written and Verbal comments are summarised to include the following:</p> <ul style="list-style-type: none"> ➤ “Youth” are considered to be under the age of 19. ➤ Priority will be given to youth from the 100 Mile House area.

- It is in the best interest of youth in need to be within parameters of a variety of services and facilities that contribute to a healthy lifestyle. Being in town removes barriers to these services.
- Location will provide a residential home and give youth the sense of belonging to a community.
- Youth that receive proper support become valuable members of their community.
- Facility will be staffed 24/7. Staff are fully trained professionals.
- All parking will be kept on site.
- CMCS is not the owner of the property and has a contract with the Ministry of Children and Families to provide services.

- Businesses of this type and in general should not be operating in an R-1 Low Density Residential Zone. Zoning should not be modified, homeowners purchased homes in R-1 zones for that specific purpose and believe it should remain un-changed.
- Residents support services being provided in the community, however, do not believe this location to be appropriate. Facilities should be rural, and staff can still assist by providing access to services.
- Decline in property values.
- Increase in local traffic due to staffing, friends, and families of the youth in care. Parking on narrow residential street is already limited and restricts emergency access.
- Neighbourhood felt there was poor communication from business owner/operator, and this illustrates future practice. Absentee business owners.
- Turn-over in youth residing in facility.
- Concerns over disruption in peace and tranquility of the neighbourhood and overall safety for residents, particularly for seniors
- Minimally trained staff
- Concerns over lack of specialized support and services for proposed residents of facility
- Re-zoning of property is permanent and there is the possibility of future change in ownership and facility management.

