



THE VILLAGE OF
NAKUSP

MINUTES
PUBLIC HEARING
TEMPORARY USE PERMIT
209 2ND AVE N.W. HALCYON HOT SPRINGS RESORT LTD.

HELD MONDAY OCTOBER 28, 2019 AT 6:30 P.M.
EMERGENCY SERVICES BUILDING
300-8TH AVENUE NW, NAKUSP

THE PURPOSE OF THIS PUBLIC HEARING
IS TO CONSIDER THE FOLLOWING:

1. To consider an application for a temporary use permit to permit the operation of a hostel at a single-family dwelling on property zoned R1 – Urban Residential, located at 209 2nd Avenue NW.

Present were:

Mayor	Tom Zeleznik
Councillors	Ken Miller Aidan McLaren-Caux Joseph Hughes Susan DeSandoli
Staff	Cheryl Martens, CAO Mark Tennant, Treasurer/Deputy CAO Terry Warren, Fire Chief Bob Gresiuk, Public Works Foreman Richard Cann, Parks and Rec Foreman
Gallery	Members of public- approximately 24

CALL TO ORDER – Mayor Zeleznik at 6:30 PM

OPENING REMARKS - Mayor Zeleznik

A. BUSINESS

1. Temporary Use Permit to operate a hostel at a single-family dwelling on property zoned R1 – Urban Residential, located at 209 2nd Avenue NW.
 - i. Mayor gave a brief explanation of the temporary use permit application

ii. The CAO had received submissions in response to the Notice of Hearing as follows:

The following letters and documents were received:

- 1) Ben Bruneau / Lonestar (2) letters, different dates
- 2) Karen & Lawrence Crow
- 3) Patrick & Megan Martin
- 4) Kerry & Marian O'Conner
- 5) Cass Winder
- 6) Stuart Brown & Cheryl Toles
- 7) Edmund Eckert
- 8) Two petition documents with signatures

iii. Mayor Zeleznik- invite all persons having an interest in the application to address Council.

Mr. Bruce Patterson – resides at 211 2nd Avenue NW and provided comments as follows:

- Very limited space between houses
- modifications were made to 209 2nd Ave NW without permits
- 8 people were residing at the property this summer
- definition of hostel does not comply with the application
- traffic increased
- public urinating, garbage, loud noise, foul language on property
- having a manager on site will not eliminate the problems
- Cannabis, alcohol, and smoking use on property
- on street parking is a problem
- property used as hostel illegally for 18 months
- non-conforming use and submitting application is insulting
- when complained to GM, Sarah Cruse, was told to call RCMP
- property should remain single family dwelling
- house could be used to house doctors and nurses
- hire more locals so housing is not an issue
- find more appropriate staff, ignorance to bylaws

Mr. Edmund Eckert – resides at 207 2nd Avenue NW and provided comments as follows:

- against the idea of a hostel and no time period given
- garbage stored along the house
- drinking loudly until late at night
- headlights shine through bedroom window
- no lawn care was done

Mr. Stuart Brown and Ms. Cheryl Toles – resides at 210 1st Avenue NW and provided comments as follows:

- submitted a letter of objections

- bylaw states owner must reside at hostel and up to 5 rooms or 2 dormitories
- application does not specify how many will live there
- turnover of staff is disruptive
- recycled material and trash in yard
- short term stays are the purpose of a hostel
- bad reputation “party house”, RCMP visits

- foul and violent language
- property not assessed for non-permitted secondary suite
- strongly opposed

Sarah Cruse, GM, Halcyon Hot Springs Resort Ltd. provided the following comments:

- apologized to Council and residents for the issues that occurred at the property
- advised that she has only been GM for 3 months and is working on eliminating the issues at the property
- her focus is on re-establishing housing for staff/management and develop a positive image for Halcyon Hot Springs
- staff that caused issues have been removed from property
- situation is dire to attract and retain staff, no housing means no staff
- will be handpicking the staff residing at the property to minimize issues
- hired someone to clean the yard of the property
- head of maintenance is in charge of the property
- limited to 5 staff residing at property, only 2 have vehicles
- staff will walk to shuttle pick up and from shuttle drop off sites. Shuttle should not be going to property
- staff will be evicted if noise complaints are received
- has recommended that the house be sold as soon as she became GM
- would like to compromise and accommodate surrounding residents

Councillor Hughes asked the residents if they were still opposed after hearing Sarah Cruse. Majority of residents put their hands up. One resident commented that “poor business practices are not our problem”.

Councillor Hughes commented that the duration of the permit needs to be specified. Suggested an expiry date of July 2020.

Councillor DeSandoli commented that she walked to the property and could not identify it differently than the other houses on the block. Asked if there a change to lessen the issues had been noticed by residents. A response of “yes” from some of the residents was received. Bruce Patterson stated that all employees were smoking out on the deck, it was very overwhelming, but this stopped at the end of August.

B. ADJOURNMENT

	<p>Moved by Councillor Miller</p> <p>That the Public Hearing be closed at 7:00 PM</p> <p style="text-align: right;">Carried</p>
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MAYOR



CORPORATE OFFICER