



AGENDA FOR THE PUBLIC HEARING
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Monday, June 26, 2023 at 6:30PM

Mayor to call the Public Hearing to order.

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the District of Hope Ratepayers Association is recording these meetings and hearings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

The purpose of the Public Hearing is to hear input on amendments to the ***District of Hope Zoning Bylaw No. 1324, 2012.***

Chairperson Statement to be read.

• **District of Hope Zoning Amendment Bylaw No. 1554, 2023:**

To rezone the properties legally described as Lot 1 Section 10 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan 22368; PID 006-928-463;960; with the civic address of **960 – 6th Avenue** from Light/Service Industrial (I-2) to Comprehensive Development (CD-11).

The Acting Director of Community Development to provide a brief summary of the proposed bylaw.

Public Submissions: as of 4 p.m. Wednesday, June 21st, no written submissions have been received.

CALL FOR INPUT FROM COUNCIL AND ANY LATE SUBMISSIONS

Declare the Public Hearing closed and note that no further submissions, either verbal or written, regarding the proposed bylaw(s) can be made to Council.

DISTRICT OF HOPE

BYLAW NO. 1554

A bylaw to amend the District of Hope Zoning Bylaw No. 1324

Whereas the Council of the District of Hope deems it appropriate to amend Zoning Bylaw No. 1324 by rezoning a specific parcel of land to a site-specific comprehensive use;

Now therefore the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as the **“District of Hope Zoning Amendment Bylaw No. 1554, 2023”**.

ENACTMENT

2. That a certain parcel of land situated in the District of Hope, British Columbia, and described as:

Lot 1 Section 10 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan 22368; PID 006-928-463 with the civic address of 960 6th Avenue as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-zoned from Light/Service Industrial (I-2) to a Comprehensive Development (CD-11) zone and the Zoning Map Schedule “B” of the District of Hope Zoning Bylaw 1324 is hereby amended to reflect this rezoning.

2. That the following new section to be added to the District of Hope Zoning Bylaw 1324:

15.11 COMPREHENSIVE DEVELOPMENT (CD-11) ZONE (960 6th AVENUE)

15.11.1 PURPOSE

- .1 This Comprehensive Development (CD-11) zone is site specific and applies only to Lot 1 Section 10 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan 22368; PID 006-928-463.
- .2 The purpose of the CD-11 *zone* is to accommodate specified light industrial, retail and service commercial uses on the property legally described above and is designed to minimize conflicts with the surrounding areas.
- .3 The CD-11 zone is a modification of the Light/Service Industrial zone (I-2) that includes retail store use and commercial service uses (highlighted in red). The new zone eliminates some of the uses in the I-2 zone not needed or inappropriate for the site configuration in the new CD-11 zone. The uses highlighted in the attached I-2 zone are not included in the CD-11 zone.

15.11.2 PERMITTED USES

.1 The following *principal uses* and no others shall be permitted:

- a) Auction sales and storage;
- b) Beverage Bottling and distribution
- c) Building supply and lumber yard;
- d) Car wash;
- e) Cartage, delivery and moving service;
- f) Cold storage plant and frozen food locker;
- g) Equipment sales, service and rental;
- h) Household and other small appliance sales and service;
- i) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
- j) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;
- k) *Mini-storage facility*;
- l) Printing, publishing and allied trades;
- m) Recycling depot accepting, storing and processing solid waste products;
- n) *Vehicle* sales or rental operation;
- o) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting;
- p) *Veterinary clinic*;
- q) Warehousing;
- r) Wholesaling providing for the selling of good in relatively large quantities within a *building* to retailers for resale to consumers;
- s) Workshop and yard for construction companies and trade contractors.
- t) **Retail store; and**
- u) **Commercial service use.**

- .2 The following *accessory uses* and no other use shall be permitted:
- a) Accessory buildings or structures, including, without limiting the generality of the foregoing, material handling equipment, scales and storage buildings;
 - b) Commercial vehicle storage
 - c) Office accessory to the operation of any of the principal uses permitted in this zone;
 - d) One family residence;
 - e) Outdoor storage;
 - f) Restaurant.

15.11.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 A *mini-storage facility* shall:
- a) be completely enclosed within a *building*; and
 - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .3 All individual storage units within a *mini-storage facility* shall have:
- a) direct access at the ground level and a maximum interior height of 3.3 metres (~11 feet); and
 - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .4 There shall be not more than 1 *one family residence* on a *parcel*.
- .5 No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .6 Excluding a *mini storage facility*, the *one family residence* shall be located behind the *principal use*.
- .7 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).
- .9 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .10 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use

Regulations of this Bylaw.

- .11 The *floor area* of a *restaurant* as an accessory use shall not exceed 70 square metres (~753 square feet).

15.11.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
- a) 930 square metres (~10,005 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

15.11.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table: (AM#1352)

Site Coverage, Building Height and Setbacks for I-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No Maximum	
Maximum Building Height	12 metres (~39.5 feet)	12 metres (~39.5 feet)
Setback Required from:		
Front Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Rear Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* zoned Light/Service Industrial (I-2) adjoins or abuts a *parcel* in an Industrial Zone, the *rear lot line* or *interior side lot line setbacks* do not apply.
- .3 Where a Light/Service Industrial (I-2) Zone adjoins or abuts a Residential Zone, all *buildings* and *structures* in the I-2 Zone shall be *setback* a minimum of 7.5 metres (~25 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

15.11.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

This summary of the subject zone is provided as a quick reference for those seeking information about land use and development in Hope. While every effort has been made to ensure its accuracy, you are advised to consult the full text of the Zoning Bylaw, and other relevant documents, before optioning, buying, or selling land, or making financial commitments related to these matters.

Read a first time this 12th day of June, 2023

Read a second time this 12th day of June, 2023

Advertised in the Hope Standard Newspaper the 16th and 23rd day of June, 2023

Public Hearing was held on the day of , 2023

Read a third time this day of, 2023

Received Ministry of Transportation & Infrastructure approval this day of , 2023

Adopted this day of , 2023

Mayor

Director of Corporate Services

**DISTRICT OF HOPE BYLAW NO. 1554
ZONING AMENDMENT MAP
Schedule A**



THE SUBJECT PROPERTY: 

FROM: Light/Service Industrial (I-2)

TO: Comprehensive Development (CD-11)

This is Schedule "A" attached to and forming part of the "*District of Hope Zoning Amendment Bylaw No. 1554, 2023*"

Mayor

Director of Corporate Services