



AGENDA FOR THE PUBLIC HEARING

Monday, November 24, 2025 at 7:00 p.m.

Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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 Official Community Plan Bylaw No. 1378, 2016*** and ***District of Hope Zoning Bylaw No. 1324, 2012***.

Chairperson Statement to be read.

- **District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025:**

To change the Official Community Plan land use designation for the property at 62870 Flood Hope Road from Highway Commercial to Light Industrial.

District of Hope Zoning Amendment Bylaw No. 1610, 2025:

To change the zoning for the property at 62870 Flood Hope Road from Rural (RU-1) to Light/Service Industrial (I-2).

Public Submissions: as of 4pm Wednesday, November 19th, four public submissions and 29 signed petition forms were received.

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

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 bylaws can be made to Council.



DISTRICT OF HOPE

BYLAW NO. 1609

A Bylaw to amend the District of Hope Official Community Plan 1378, 2016

WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw 1378, 2016 by redesignating a certain parcel of land;

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 Official Community Plan Amendment Bylaw No. 1609, 2025***”.

ENACTMENT

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

Lot 1 District Lot 53 and of Section 6 Township 5 Range 26 West of the 6th
Meridian Yale Division Yale District Plan KAP49703
PID: 018-249-663

with the civic address of 62870 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby redesignated from Highway Commercial to Light Industrial and the OCP Map 2 of the District of Hope, Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this change.

Read a first and second time this 14th day of October, 2025

Public Hearing was held this XX day of XXXXX

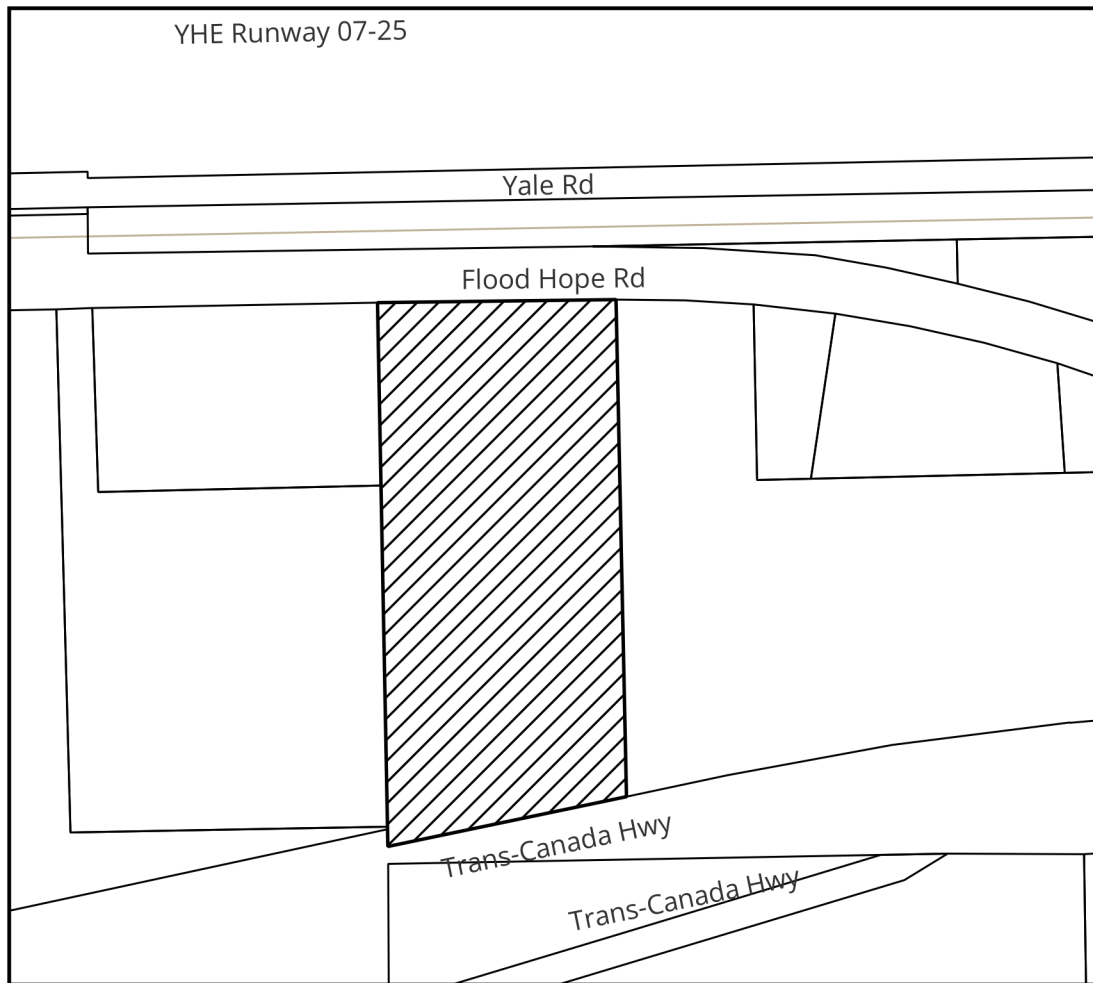
Read a third time this XX day of XXXXX

Adopted this XX day of XXXXX

Mayor

Director of Corporate Services

**DISTRICT OF HOPE
BYLAW NO. 1609
SCHEDULE "A"
OCP Amendment Map**



 FROM: HIGHWAY COMMERCIAL
TO: LIGHT INDUSTRIAL

This is Schedule "A" attached to and forming part of the "***District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025***"

Mayor

Director of Corporate Services



DISTRICT OF HOPE

BYLAW NO. 1610

A Bylaw to amend the District of Hope Zoning Bylaw 1324, 2012

WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw No. 1324, 2012 by rezoning a certain parcel of land;

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 Official Community Plan Amendment Bylaw No. 1610, 2025***”.

ENACTMENT

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

Lot 1 District Lot 53 and of Section 6 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan KAP49703
PID: 018-249-663

with the civic address of 62870 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby rezoned from Rural (RU-1) to Light/Service Industrial (I-2) and Schedule B “Zoning Map” of District of Hope Zoning Bylaw No. 1324, 2012 is hereby amended to reflect this change.

Read a first and second time this 14th day of October, 2025

Public Hearing was held this XX day of XXXXX

Read a third time this XX day of XXXXX

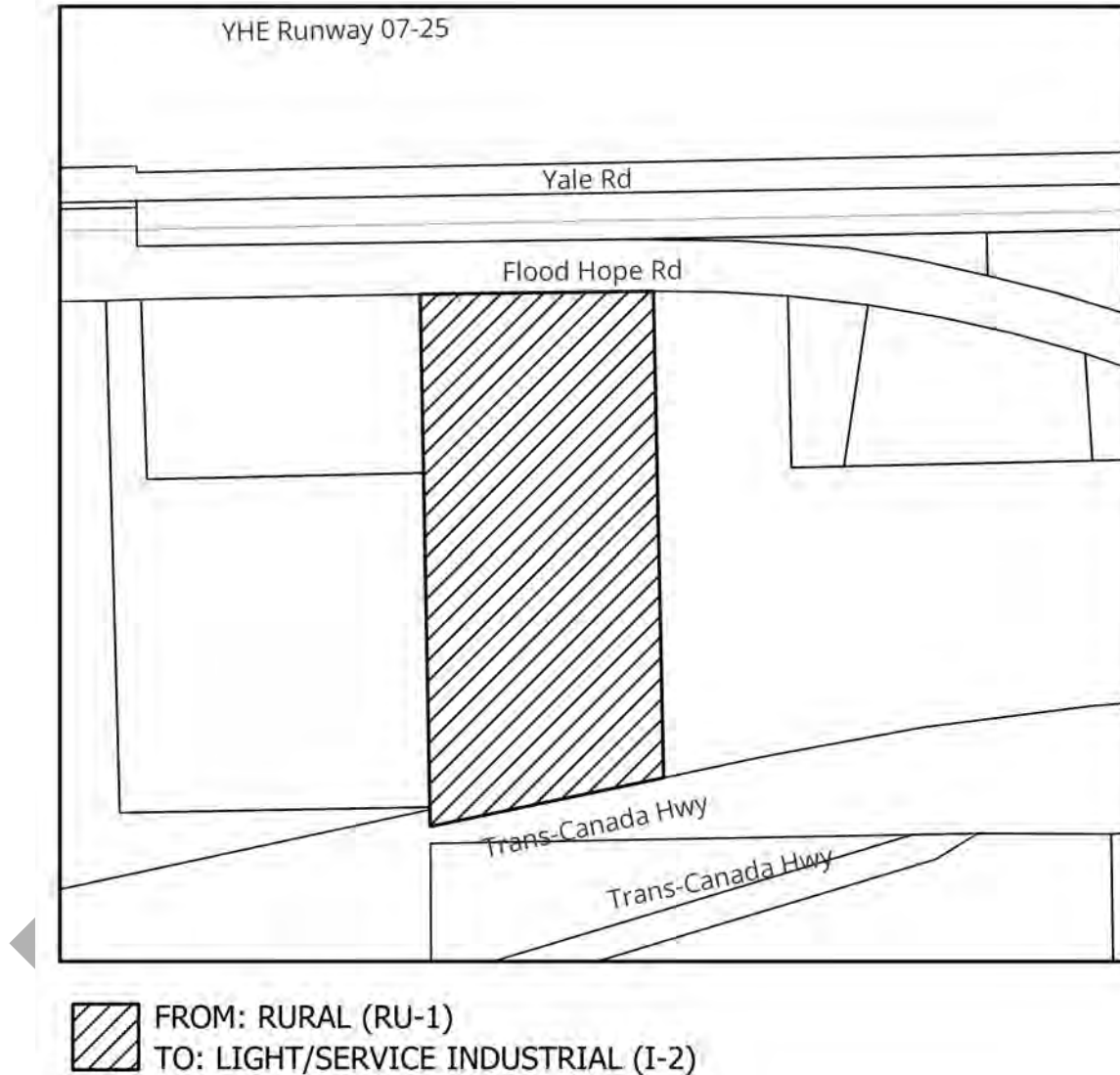
Received Ministry of Transportation and Transit approval this XX day of XXXXX

Adopted this XX day of XXXXX

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1610
SCHEDULE "A"
Zoning Amendment Map



This is Schedule "A" attached to and forming part of the "***District of Hope Zoning Amendment Bylaw No. 1610, 2025***"

Mayor

Director of Corporate Services

RECEIVED

NOV 17 2025

DISTRICT OF HOPE

NOV. 15, 2025

RE: REZONING @ 62870 FLOOD HOPE ROAD

I OPPOSE THIS RE-ZONING, AS IT IS GOING TO CREATE MORE TRUCK TRAFFIC ON ABOVE ROAD.

WE RESIDE AT 62790 FLOOD HOPE ROAD AND AS THERE IS NO SIDEWALK ON THIS ROAD AND WE ARE SENIORS IN THIS MOBILE HOME PARK, WE FEEL UNSAFE WALKING ON THIS ROAD. IN THE SUMMER, IT WILL GET WORSE, WITH TOURISTS AND TRUCK TRAFFIC

I TRUST YOU WILL TAKE SAFETY INTO CONSIDERATION AND NOT APPROVE THIS RE-ZONING.

YOURS TRULY

Original Signed By Ruth Link

- 62790 FLOOD HOPE ROAD - HOPE, B.C. V0X 1L2

From: Rosse Lapper [REDACTED]
Sent: November 18, 2025 12:49 PM
Subject: Re planned adoption of Bylaws 1609 and 1610

To whom it may concern

First; please let me apologize for the actions of [REDACTED] last year regarding issues with the pipeline. They were totally inappropriate in addressing [REDACTED] issues; albeit [REDACTED] had to deal with 2 years of mayhem right outside [REDACTED] door and did not get any meaningful support until [REDACTED] contacted Trans Mountain Pipeline.

That said, I now also have some very serious concerns about a second attempt by Q-Line trucking as their actions to date; including erecting a razor wire fence completely around the address in question. The property is still zoned Rural and thus razor wire is prohibited I believe. Your Bylaw officer was unsure on this matter and referred me to the Planning Dept.

I believe their aggressive and premature action before rezoning indicates some disconnect between Q-Line trucking and the City. In light of this I will be forced to view them and their actions with prejudice. They do not seem to be very neighbourly!

Please know I will be submitting today a signed petition from 36 members of Silver Ridge Estates for the Council's viewing on Nov 24th. Hopefully, as Lead Petitioner I will be allowed to address Council directly on Monday.

Thank you for your attention to his matter.

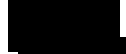
Anthony Rosse LAPPER - Lead Petitioner
[REDACTED] - 62790 Flood Hope Rd.
Hope BC V0X 1L2

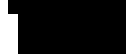
[REDACTED]

Regarding community plan bylaw No.1609 Zoning amendment bylaw No. 1610
Subject Lands : 62870- Flood Hope Rd.

To whom it may concern,

My concern is safety. The road will be further unsafe for pedestrians to walk or use their scooters and the entrance to the site is too small for semi trailers entering from or exiting on to the hwy. The shoulder is too narrow and there is no sidewalk. Many elderly people from 3 trailer parks like to walk use scooters or bike to the flying J and the airport. It is dangerous doing this and it will further exasperate the problem. Semi Trucks constantly speed and have no regard for pedestrians. I have experienced this myself many times. Truckers also aggressively exit and enter the flying J and will do the same at said property. There are other alternative sites. Many people voice these same concerns.

 Bruce March

 Terri Jo Lavallée

From: tom anderson <[REDACTED]>

Sent: November 17, 2025 1:26 PM

To: Donna Bellingham <dbellingham@hope.ca>

Subject: bylaw amendment 1609 62870 flood hope road

I absolutely disagree with having another truck shop in this area. When the Flying J went in I lost count of all the accidents that happened in front of this business, then another one went in down by the Bulk fuel station and there are trucks parked on both sides of the road pretty much all the time blocking most if not all the sides of the road, any one walking or cycling along the road has to go out in the traffic to get around .

All this does nothing for the value of the homes that are owned in the area, mostly mobile homes in parks , there are already too many homes sitting empty because of all the bright lights , noise , fumes and dust in the area

I am sure there must be a parcel of land that is less populated than this area.

With all the RV sites popping up I can't help but wonder where all the sewer is going , some mobile home parks are pretty much maxed out with sewer, adding more is not going to help this problem , it will eventually get into the water systems

Tom Anderson

62790 flood hope road

To whom it may concern

Please find included 2~~3~~⁴ signed petition forms from
3~~4~~ signees at 62790 Flood Hope Rd.

This is intended to be presented to
Hope City Council on Nov. 24th 2025
meeting regarding the adoption of
Bylaws 1609 and 1610.

All documents have been digitized
and stored on the cloud.

Thank you

Lead Petitioner and Estate contact:

Anthony Rosse Lapper

■ – 62790 Flood Hope Rd.

Hope BC V0X 1L2

■
■

RECEIVED
NOV 18 2025
DISTRICT OF HOPE

PETITION TO THE HONOURABLE MAYOR AND CITY COUNCIL OF HOPE BC

REGARDING THE ADOPTION OF BYLAWS 1609 and 1610

We, the undersigned residents and/or property owners of Silver Ridge Estates at 62790 Flood Hope Rd. in Hope, respectfully petition the Hope City Council to reject or delay their decision to adopt **Bylaw No. [1609 and 1610]** that would change the zoning of the adjacent lot at 62870 Flood Hope Rd. from rural/highway commercial to light industrial until further studies and planning are done. The apparent, developer, Q-Line Trucking, would be allowed 34' high structures, 24/7 24 hr operations, and a bulk fuel depot. The accompanying light, noise, and odours would affect the well water and septic systems, and the health of the members of this estate but their property value as well.

Whereas; We the undersigned petitioners feel strongly this zoning bylaw change would greatly jeopardize the integrity of our well water and septic system as well as bring constant undue noise, light and exhaust fumes. It would also seriously impact our spectacular easterly view of the Coquihalla River Valley and thus potentially lower the property value of the 44 modular homes in this world class residential retirement community located not only on the traditional lands of the Chawathil and Shxw'owhamel First Nations but also is the western gateway to Hope. Thus it would be one of the first things seen by not only truckers but tourists as well as they enter this singularly beautiful city from the west..

Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

██████ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

████████████████████

████████████████████

RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

██████████

Les Gulliksen

██

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # ██████ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

62790 Flood Hope Rd. Hope BC CA V0X 1L2

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NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

[Redacted Unit #]

Anthony Rosse Lapper

Please fill, sign and return to the Lead Petitioner or call for pickup at unit [Redacted] before Nov 23rd. Thanks

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

██████ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

██████████

██████████

RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

██████████

JACQUES SENNESEAU

██

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █████ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

████ - 62790 Flood Hope Rd. Hope BC CA V0X 1L2
████ █████

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DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

████
RON HARRISON

LINDA HARRISON

Please fill, sign and return to the Lead Petitioner or call for pickup at unit #████ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

■ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

clone@telus.net 604-328-5724

RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

■

Rebecca McNeil

■

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # ■ before Nov 23rd. Thanks

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

62790 Flood Hope Rd. Hope BC CA V0X 1L2

RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

LORRAINE McDONALD

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # [REDACTED] before Nov 23rd. Thanks

**** Bottom of Petition ****

PETITION TO THE HONOURABLE MAYOR AND CITY COUNCIL OF HOPE BC

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

██████ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

██████████

██████████

RECEIVED
NOV 18 2025
DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

██████████

Terri Jolavallee

Glenn Smith

████████████████████

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █████ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

█ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

█

█

RECEIVED
NOV 18 2025
DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

█

Marilyn Wiener

█

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

██████ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

████████████████████

████████████████████

RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

██████████

OLIVER & RUTH LINK

████████████████████

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █████ before Nov 23rd. Thanks

**** Bottom of Petition ****

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

████ - 62790 Flood Hope Rd. Hope BC CA V0X 1L2

████

████

RECEIVED
NOV 18 2025
DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

████

Bruce March

████

Please fill, sign and return to the Lead Petitioner or call for pickup at unit #████ before Nov 23rd. Thanks

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Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

█ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2
█ █

RECEIVED
NOV 18 2025
DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

█

PERAL

JENKINS

█

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █ before Nov 23rd. Thanks

**** Bottom of Petition ****

PETITION TO THE HONOURABLE MAYOR AND CITY COUNCIL OF HOPE BC

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DISTRICT OF HOPE

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UNIT #

NAME _____

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Diane Beckensell

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PETITION TO THE HONOURABLE MAYOR AND CITY COUNCIL OF HOPE BC

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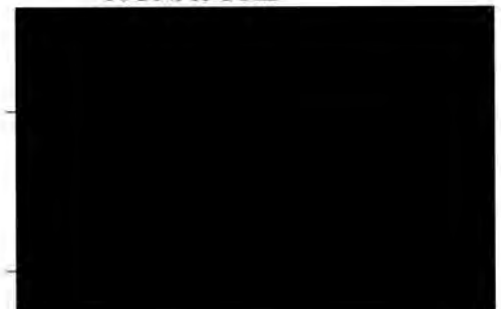
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TOM ANDERSON

BARB ANDERSON



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Anthony Rosse LAPPER

█ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

clone@telus.net 604-328-5724

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DISTRICT OF HOPE

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UNIT #

NAME

SIGNATURE

█

GRAHAM DREW

█

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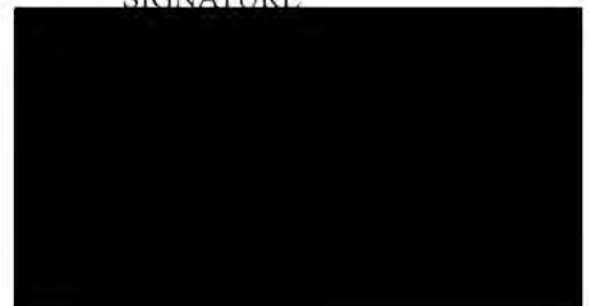
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Dan & Helen

Rick Whal



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Anthony Rosse LAPPER

██████ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

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Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

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SIGNATURE

██████████

Sharon Baker

██

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UNIT #

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██████████

Michael Hart

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JAMES FORBES

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UNIT #

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Kenn Daugherty

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UNIT #

NAME

SIGNATURE



Kelvin Anderson



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Rya Moore

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Joanne CHARLEBOIS

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█

April Wilding

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John Wilding

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Joe Lynn Gardner



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Anthony Rosse Lapper

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PETITION TO THE HONOURABLE MAYOR AND CITY COUNCIL OF HOPE BC

REGARDING THE ADOPTION OF BYLAWS 1609 and 1610

We, the undersigned residents and/or property owners of Silver Ridge Estates at 62790 Flood Hope Rd. in Hope, respectfully petition the Hope City Council to reject or delay their decision to adopt **Bylaw No. [1609 and 1610]** that would change the zoning of the adjacent lot at 62870 Flood Hope Rd. from rural/highway commercial to light industrial until further studies and planning are done. The apparent, developer, Q-Line Trucking, would be allowed 34' high structures, 24/7 24 hr operations, and a bulk fuel depot. The accompanying light, noise, and odours would affect the well water and septic systems, and the health of the members of this estate but their property value as well.

Whereas; We the undersigned petitioners feel strongly this zoning bylaw change would greatly jeopardize the integrity of our well water and septic system as well as bring constant undue noise, light and exhaust fumes. It would also seriously impact our spectacular easterly view of the Coquihalla River Valley and thus potentially lower the property value of the 44 modular homes in this world class residential retirement community located not only on the traditional lands of the Chawathil and Shxw'owhamel First Nations but also is the western gateway to Hope. Thus it would be one of the first things seen by not only truckers but tourists as well as they enter this singularly beautiful city from the west..

Whereas, LEAD PETITIONER / CONTACT INFORMATION

Anthony Rosse LAPPER

█ – 62790 Flood Hope Rd. Hope BC CA V0X 1L2

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RECEIVED

NOV 18 2025

DISTRICT OF HOPE

Signatures of the residents at 62790 Flood Hope Rd. Hope BC as of Nov 19, 2025

UNIT #

NAME

SIGNATURE

█

R K BEAMISH

█

Please fill, sign and return to the Lead Petitioner or call for pickup at unit # █ before Nov 23rd. Thanks

**** Bottom of Petition ****