



AGENDA FOR THE PUBLIC HEARING

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

Monday, August 14, 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 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. 1555, 2023:**

To redesignate the land use designation in the Official Community Plan for the property legally described as Lot 5 Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; with a civic address of **61934 Estell Road** from Highway Commercial to Light/Service Industry.

- **District of Hope Zoning Amendment Bylaw No. 1556, 2023:**

To rezone the property legally described as Lot 5 Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; with a civic address of **61934 Estell Road** from Rural (RU-1) to Light/Service Industrial (I-2).

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

Public Submissions: as of 4 p.m. Wednesday, August 9th, no public submissions have been received.

CALL FOR INPUT FROM COUNCIL AND ANY LATE SUBMISSIONS

Declare this portion 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 Zoning Amendment Bylaw No. 1557, 2023:**

To rezone the property legally described as Lot A Section 9 Township 5 Range 26 West of the 6th Meridian Kamloops Division Yale District Plan 5900; PID 010-183-973; with a civic address of **342 Hudson Bay Street** from Single Family Residential (RS-1) to Multiple Family Residential (RM-1).

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

Public Submissions: as of Wednesday, August 9th, four public 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 bylaws can be made to Council.



DISTRICT OF HOPE

BYLAW NO. 1555

A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1378

Whereas the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw No. 1378, 2016 by re-designating certain lands;

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. 1555, 2023***".

ENACTMENT

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

Lot 5, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; 61934 Estell Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby re-designated from Highway Commercial to Light/Service Industry and Map 1 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first time this 10th day of July, 2023.

Read a second time this 10th day of July, 2023.

Advertised in the Hope Standard Newspaper August 4th, 2023 and August 11th, 2023.

Public Hearing was held this XXth day of XXXXX, 2023.

Read a third time this XXXXX XX, 2023

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

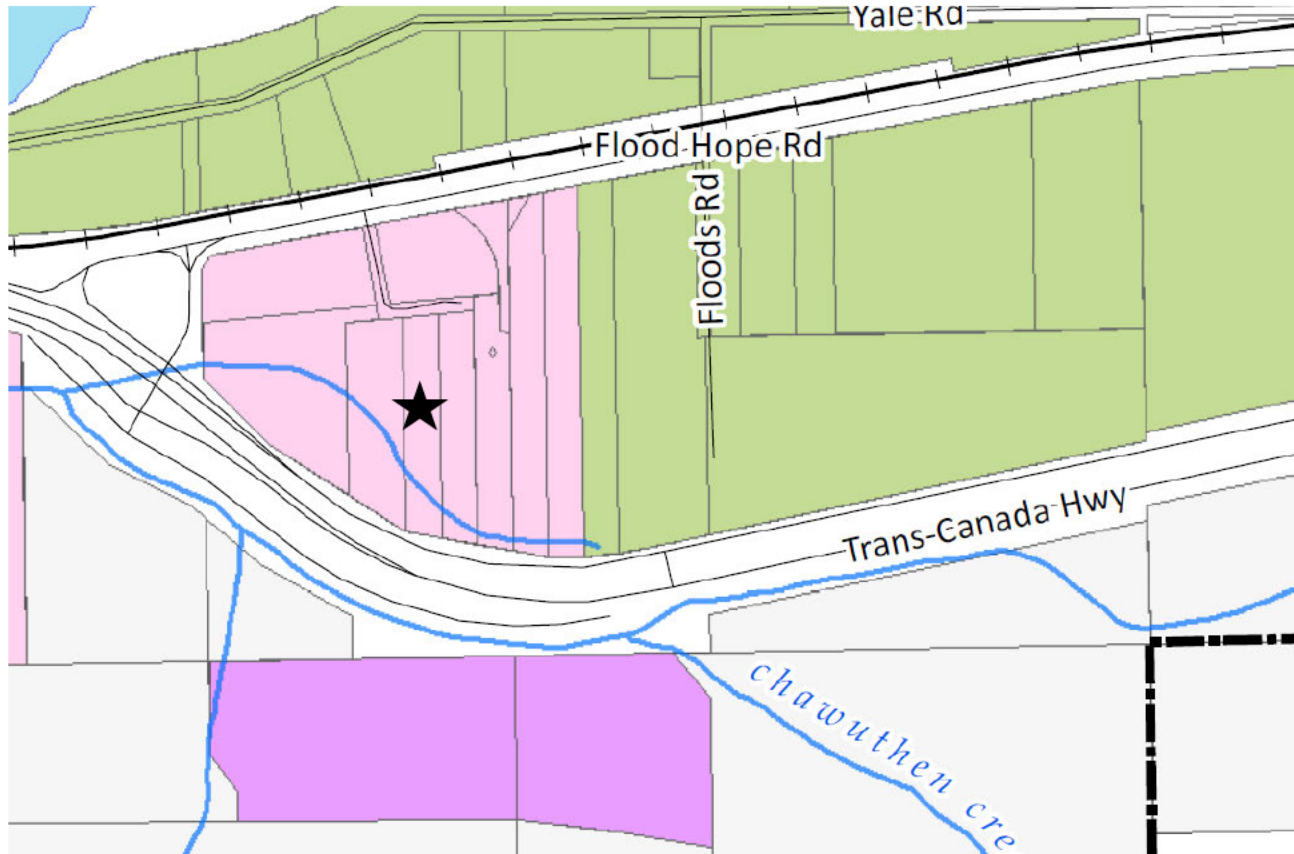
Adopted this XX day of XXXXX, 2023.

Mayor

Director of Corporate Services

**DISTRICT OF HOPE
BYLAW NO. 1555
SCHEDULE "A"**

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★

FROM: HIGHWAY COMMERCIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1555, 2023"

Mayor

Director of Corporate Services

DISTRICT OF HOPE

BYLAW NO. 1556

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

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 1324, 2012 by rezoning a specific 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 Zoning Amendment Bylaw No. 1556, 2023***”.

ENACTMENT

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

Lot 5, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; 61934 Estell Road

as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from Rural (RU-1) to Light/Service Industrial (I-2) and the Zoning Map Schedule “B” of the District of Hope, Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first time this 10th day of July, 2023.

Read a second time this 10th day of July, 2023.

Advertised in the Hope Standard Newspaper August 4th, 2023 and August 11th, 2023.

Public Hearing was held this XXth day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

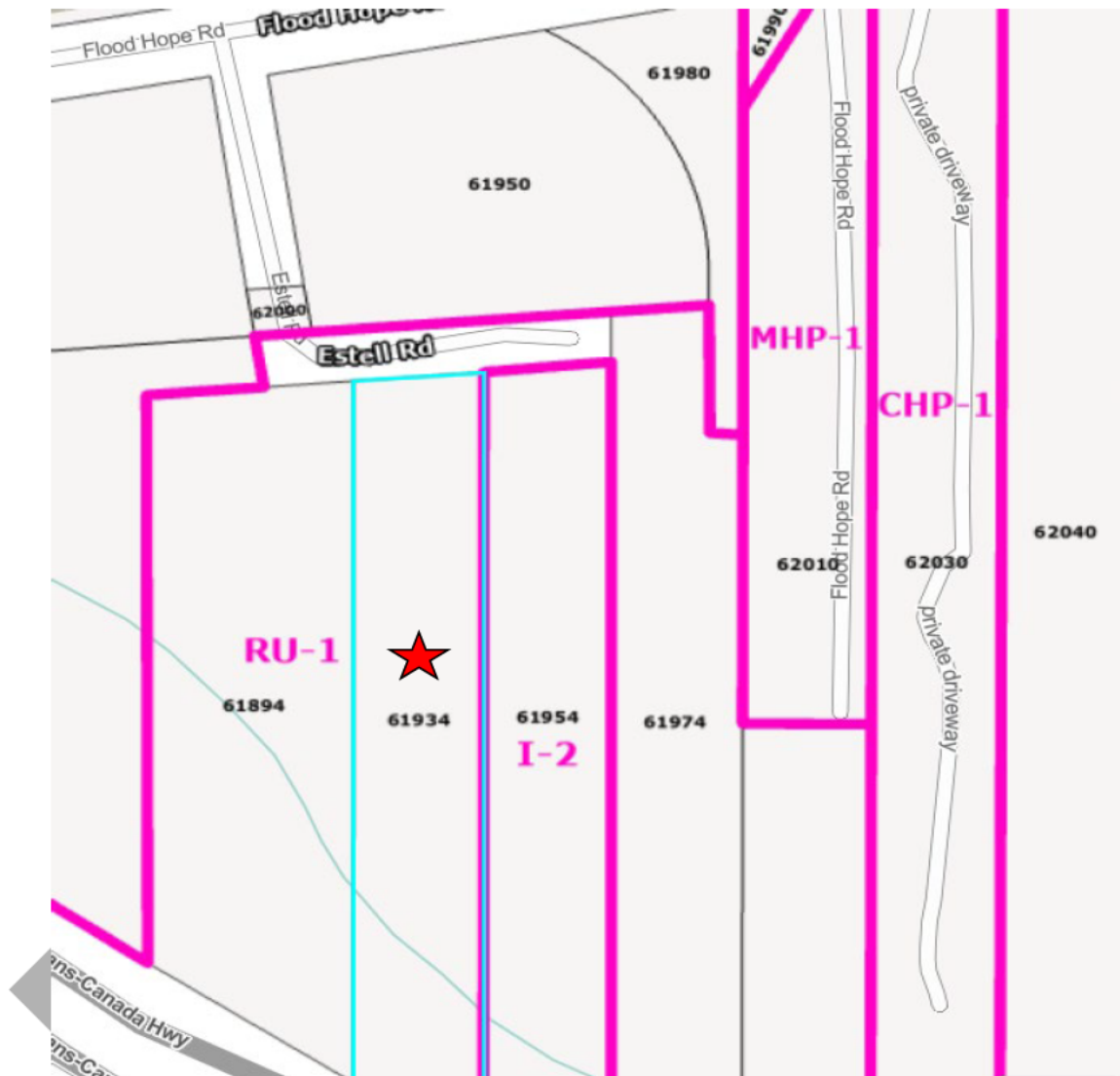
Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor

Director of Corporate Services

**DISTRICT OF HOPE
BYLAW NO. 1556
SCHEDULE "A"
ZONING AMENDMENT MAP**



SUBJECT PROPERTY:



REZONED FROM:

RURAL (RU-1)

TO:

LIGHT/SERVICE INDUSTRIAL (I-2)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1556, 2023"

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1556, 2023
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DISTRICT OF HOPE

BYLAW NO. 1557

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

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 1324, 2012 by rezoning a specific 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 Zoning Amendment Bylaw No. 1557, 2023***”.

ENACTMENT

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

Lot A Section 9 Township 5 Range 26 West of the 6th Meridian Kamloops
Division Yale District Plan 5900; PID 010-183-973; 342 Hudson Bay Street

as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from Single Family Residential (RS-1) to Multiple Family Residential (RM-1) and the Zoning Map Schedule “B” of the District of Hope, Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first time this 10th day of July, 2023.

Read a second time this 10th day of July, 2023.

Advertised in the Hope Standard Newspaper August 4th, 2023 and August 11th, 2023.

Public Hearing was held this XXth day of XXXXX, 2023.

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Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor

Director of Corporate Services

**DISTRICT OF HOPE
BYLAW NO. 1557
SCHEDULE "A"
ZONING AMENDMENT MAP**



SUBJECT PROPERTY:



REZONED FROM:

SINGLE FAMILY RESIDENTIAL (RS-1)

TO:

MULTIPLE FAMILY RESIDENTIAL (RM-1)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1557, 2023"

Mayor

Director of Corporate Services

Donna Bellingham

From: Gina Ellis [REDACTED]
Sent: Thursday, August 3, 2023 10:46 AM
To: Richard Zerr; Donna Bellingham
Subject: proposed zoning amendment re 342 Hudson Bay St.

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We live [REDACTED] Odd Street.

We protest the application to build six townhouses on the single lot at 242 Hudson Bay St., the back of which is [REDACTED]

1. Six units is a ridiculous number for a single lot.
2. The section of Odd St. that the townhouses would face is a short quiet back street, not adequate for the traffic of six households with vehicles.
3. The lot is bordered by lovely old trees and bushes, which will be a loss - for aesthetic reasons and because we need all the greenery we can keep to alleviate the increasing heat.
4. This density is not required. A few blocks away there are lots that have been empty for years. Duplexes on several of them would provide the same amount of housing without the over-crowding.

We urge Council to reject this application.

Georgina Ellis and Laura Clarke Malcolm

From: Jennifer Clarke Wilkes <[REDACTED]>
Sent: August 5, 2023 3:30 PM
To: Richard Zerr <rzerr@hope.ca>
Subject: Objection to proposed rezoning of 342 Hudson Bay Street

Dear Mr. Zerr,

I live at [REDACTED] Hudson Bay Street, [REDACTED] from the property in question. I believe the proposed development would be detrimental to the surrounding area.

As this is a large lot and the current dwelling there is in poor condition, I realize that development of some sort is inevitable.

However, packing six townhouses onto the property would cause serious issues with traffic and parking. I can't see any way that so many units would allow space for driveways, forcing people to park on the street and adding congestion and increased traffic to Odd Street, which is small and narrow.

The development would also mean removing trees and shrubs from the property, many of which are established and improve the quality of the neighbourhood. Six houses would require building out to the very edges of the lot, so that also means there would be no room at all for even token lawns or trees.

Given that densification is a reality these days and that it would be selfish to demand leaving the property as is for personal preference, I would suggest that three or four homes would be much more reasonable. That would allow ample space for driveways and allow some of the greenery to be preserved, with far less disruption.

I hope the council will take these facts under consideration at the upcoming meeting to discuss the rezoning request.

Jennifer Clarke Wilkes

Larry & Kelly Stephens

[REDACTED] Hudson Bay Street

[REDACTED]
[REDACTED]
Hope, BC V0X1L0
[REDACTED]

August 1st, 2023

Richard Zerr, Acting Director of Community Development

District of Hope

325 Wallace Street,

PO Box 609

Hope, BC V0X1L0

**RE: Zoning Amendment Bylaw No 1557 for the property at 342 Hudson Bay Street, Hope BC
From Single Family Residential to Multiple Family Residential In Order To Construct a Six Unit
Townhouse.**

Dear Mr. Zerr,

We would like to first state that we are NOT in favour of a six unit townhouse on this parcel of property.

We feel that this property is not large enough to accommodate six units, with set backs it is not a big enough lot. How many stories high is the proposed townhouse complex?

We will loose the privacy that we have in our back yard with a multi-story building. Then there is the issue with parking. Odd Street is too narrow to accommodate vehicle street parking, particularly in the winter as the District of Hope has problems when its time to plow that road. (They end up blocking the secondary driveway of 355 Hudson Bay Street and I dont mean they block the driveway with the windrow, they physically plow the snow from Odd into the driveway). We will also loose the ability to come and go with our RV that is parked in our backyard via access from Odd Street.

Does the developer intend to rent or sell these units? We have a concern if these units are to be rental units. The reason for the concern goes back to their parking and our ability come and go with our RV. Also to whom they get for renters. Currently the property owner has pipeline workers renting the house and there has been no issues, but the previous tenants had quite a few sketchy individuals hanging around (some of those individuals were seen checking out neighbours yards). Thus our safety is a concern.

Sincerely,

Larry & Kelly Stephens

Branden Morgan

From: [REDACTED]
Sent: August 7, 2023 9:10 AM
To: Donna Bellingham
Subject: Zoning amendment for 342 hudson bay street.

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To Council – I live on Odd street [REDACTED] and am NOT in favor of jamming six units into this yard. I moved to Odd street because of the low traffic and privacy it afforded. This re-zoning will certainly increase both noise levels and traffic to a very narrow street, as well as parking issues. The young man who came around door to door with information was very pleasant, but I object to his trying to get people to sign his letter of support – I feel he put people on the spot and some may have signed to avoid being rude. At present, Odd street has only three houses on it, none of the units will face Hudson bay street, adding 6 more to Odd street is ridiculous! There was also no mention of whether or not these are rental units or sale units – makes a difference to the neighborhood. Sincerely, Tamara and Kenneth Woods.