



AGENDA FOR THE PUBLIC HEARING

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

Monday, June 12, 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. 1542, 2023:**

To rezone the properties legally described as Lots 9 & 10 Section 15 TWP 5 RGE 26 W6M YDYD Plan 33448; PID 002-494-311 and 003-195-384; with the civic addresses of **21636 and 21696 Thacker Mountain Road** from Single Family Residential (RS-1) to Two Family Residential (RT-1) in order to construct a duplex on each parcel.

The Acting Director of Community Development to provide a brief summary of the proposed bylaw and bring forward any late submissions received or questions from Council.

Public Submissions: as of 4 p.m. Wednesday, June 7th, seven written submissions and a petition containing 23 signatures 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. 1542

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. 1542, 2023***”.

ENACTMENT

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

Lots 9 & 10 Section 15 TWP 5 RGE 26 W6M YDYP Plan 33448; PID 002-494-311 and PID 003-195-384; 21636 and 21696 Thacker Mountain Road

as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from Single Family Residential (RS-1) to Two Family Residential (RT-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 9th day of January, 2023.

Read a second time this 9th day of January, 2023.

Advertised in the Hope Standard Newspaper January 13th and 20th, 2023.

Public Hearing was held this 23rd day of January, 2023.

Advertised in the Hope Standard Newspaper June 2nd and 9th, 2023.

Second Public Hearing was held this XX 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

Zoning Amendment Bylaw 1542, 2023
Page 1 of 2

**DISTRICT OF HOPE
BYLAW NO. 1542
SCHEDULE "A"
ZONING AMENDMENT MAP**



SUBJECT PROPERTIES: ★

REZONED FROM: SINGLE FAMILY RESIDENTIAL (RS-1)

TO: TWO FAMILY RESIDENTIAL (RT-1)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1542, 2023"

Mayor

Director of Corporate Services

Drs. Martin & Ivana Drobis
[REDACTED] Thacker Mountain Rd
[REDACTED] Hope, B.C.
VOX 1L0

District of Hope Council
325 Wallace Street
PO Box 609, Hope, B.C.
VOX 1L0

RECEIVED
MAY 12 2023
DISTRICT OF HOPE

January 23rd, 2023

Re: Amendment to law #1542 - zoning changes of 21696 and 21636 Thacker Mountain Rd

Dear District of Hope Council,

I write to you today to strongly object against the amendment to law #1542 which would change the property zoning of 21696 and 21636 Thacker Mountain Road from RS-1 to RT-1. I write to you on behalf of myself, Dr. Martin Drobis, and my wife, Dr. Ivana Drobis as residents of 21656 Thacker Mountain Road. Our Family home lies directly beside the subject properties that will be discussed during the January 23rd, 2023 council meeting. We moved to Hope in 1993, exactly 30 years ago. All these years we diligently paid taxes to the District and never addressed the Council until now.

We are strongly objecting to the amendment to law #1542 to change the property zoning of 21696 and 21636 Thacker Mountain Rd from RS-1 to RT-1 for the following important reasons:

1. Thacker Mountain is a neighborhood of single-family homes. Residents are proud owners of these properties, taking excellent care of them. The privilege of living here is reflected in the property taxes that are paid.
2. The proposed amendment will undoubtedly downgrade ownership in the whole area, Thacker Mountain Estates, as it is currently called.
3. It will set a precedent that it is possible to change zoning of properties from Single Family Residence Status to Duplex, and perhaps later even to Quadruplex or Multiplex, etc. We all want the best for the town and owners of property on Thacker Mountain will be left wondering what the final outcomes of the Council's decision will be.
4. We urge the Council members to personally visit these lots and see their actual size. They are extremely small. When John and Rita Hall sold these two properties, they were promised that only one single family home would be built there, not two homes, and **definitely not** duplexes.

5. Thacker Mountain requires special geological engineering because of the conditions of the potential building sites. These lots are solid rock and the amount of multiple blasting that will be needed to create space for garages and the foundations of these duplexes on these tiny lots is incomprehensible. Additionally, all the necessary explosions will endanger the foundations of other houses nearby.
6. The Council will have to approve multiple exemptions to property line legal setbacks.
7. Put simply, there is just not enough room for these duplexes. Thacker Mountain Road is a very narrow two-lane road, with no sidewalks, and where street parking is not allowed. Where would the extra parking spaces be? There is absolutely no space for any additional cars and at that juncture any road parking would be EXTREMELY dangerous.
8. SAFETY ISSUE: If Council Members should walk up the road in the area near the properties in question, they will observe that there is a 180-degree curve in the road. A car going down the hill has absolutely no idea what is behind this bend. There is an EXTREMELY high probability that accidents will happen there!

This is our position to the proposed amendment, and it is our belief that many if not all current residents of Thacker Mountain Estates feel similarly to us. If the zoning amendment was cancelled it would guarantee an instant relief of many law abiding and tax paying residents of Thacker Mountain.

I request this letter be REGISTERED with the Secretary.

Yours faithfully,

Drs. Martin and Ivana Drobis



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MAY 12 2023

DISTRICT OF HOPE

District of Hope

May 11, 2023

Re: Amendment Bylaw No. 1542

21696 and 21636 Thacker Mtn. Rd

Mr. Mayor and Council please be advised that this is my second letter regarding this amendment. The first letter was written on January 13, 2023, which will be attached. My biggest concern is parking. Multiple families will live in these duplexes with no place to park but on the already narrow road and blind corner.

The town in the past advertised the hiking trail at the end of Thacker Mt. Rd. It sounds wonderful but they again failed to consider where all of the tourist plus the local people would park. Most days you cannot turn around at the end of the road as there are too many cars.

On Douglas Street in downtown Hope across from the Seniors Centre four new homes were built and advertised as a four bathroom single family homes. I know for a fact that at least two of them have multiple families or unrelated persons living there with multiple vehicles parking on lawns and blocking driveways. The four bathrooms turned into four families.

The definition of democracy is the government of the people, for the people and by the people. We the people elected the mayor and councilors to hear us and our concerns. Our single family residential homes pay very high taxes. Will these duplexes with multiple families change the neighborhood and devalue our homes and if that is to happen will our taxes in fact decrease.

The first public hearing which was advertised in the paper and on the lots themselves had a great number of people here who opposed this proposed zoning change. This time only the people who lived 50 meters away got a notice of a second public hearing. If no one knows that a hearing is happening they will not show up.

If someone was to get injured in front of 21696 and 21636 which one of the councilors will be liable?

I implore the council and the mayor to listen to the will of the people.


Rita M Hall (owner)

 Thacker Mt. Rd

2 (ENC)

From: rita hall [REDACTED]
Subject: **Fwd: Properties at 21696 and 21636 Thacker Mt Rd lots 9 and 10**
Date: Jan 18, 2023 at 4:03:46 PM
To: dbellingham@hope.ca

Sent from my iPhone

Begin forwarded message:

From: rita hall [REDACTED]
Date: January 13, 2023 at 3:59:48 PM PST
To: jgill@hope.ca
Subject: **Properties at 21696 and 21636 Thacker Mt Rd lots 9 and 10**

My name is Rita Hall and I own the [REDACTED] and I am totally against these lots being rezoned. My husband and I sold these lots to Katar because he said he wanted to build a house for his son. There is a height restriction on these lots plus there is a narrow road with a blind corner. The lots are too small for 2 family dwellings on each. Where are you going to park 8 cars. On the narrow road? It would also devalue the beautiful homes on the mountain.

Sent from my iPhone

DUGLAS STREET ACROSS FROM THE SENIOR CENTRE
FOUR FAMILIES LIVE IN A 4-BEDROOM SINGLE-FAMILY HOME
BLOCKING DRIVEWAYS AND JUMPING THE CURB TO PARK ON THE LAWN.



Dear Members of Hope Council and Mayor Smith

I once again strongly and emphatically oppose the Zoning Amendment ByLaw No. 1542 for the properties at 21696 and 21636 Thacker Mountain Road, Hope, BC. for the following reasons:

The proposed duplex zoning change is way out of scale with the existing neighborhood which would, unfortunately, open the door to other rezoning proposals, which are undeniably not complimentary to Thacker Mountain.

Any zoning changes should fit into the existing neighborhood in terms of aesthetic and scale and the council should understand how this would affect the whole Thacker Mountain community and **not just the residents within 50 metres.**

I am extremely concerned that notification (as in posted signage etc.) has not been visible for this Second Hearing and therefore most of Thacker Mountain residents may not be aware of this, which is just not viable.

It is definitely understood that now is the time to be building affordable housing in B.C., but the proposal for the sites in question is just not suitable for this particular community. And this is not merely a NIMBY opinion. According to the residents of Thacker Mountain who signed the petition against this zoning change, their opposition is worth taking into consideration.

Parking in this area would definitely be a **major** problem as both of the sites in question are on a very narrow road and their driveways would be DANGEROUSLY close to a really sharp bend, making entering and exiting extremely hazardous. If an accident should occur, **who would be responsible?**

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TOWN OF HOPE

My understanding from the Hope By-laws is that when a building is being constructed, there has to be a designated amount of off-road parking. This would **DEFINITELY** not be possible in this case.

Finally, the sides of Thacker Mountain Road are currently crumbling away and in the past year, I have had two separate (expensive) car suspension issues which occurred while driving on this road, and I believe a substantial amount of road repair has to take place before any future residential construction is considered, which I assume would be the District's responsibility.

It is an admirable philosophy to say, "let's build more housing", but consideration has to be given to the consequences.

Thacker Mountain is considered a "Tourist Destination", so let us keep it safe for our tourists.

Sincerely

Pauline Cattrell

High Hopes Bed and Breakfast

██████ Thacker Mountain Road, Hope.

Drs. Martin & Ivana Drobis
[REDACTED] Thacker Mountain Rd
[REDACTED] Hope, B.C.
VOX 1L0

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MAY 12 2023
DISTRICT OF HOPE

District of Hope Council
325 Wallace Street
PO Box 609, Hope, B.C.
VOX 1L0

May 12th, 2023

Re: Strong Opposition to Proposed Amendment to law #1542 - Zoning Changes of 21696 and 21636 Thacker Mountain Road

Dear District of Hope Council,

I am writing to you today to express our continued strong opposition to the amendment to law #1542, which proposes changing the property zoning of 21696 and 21636 Thacker Mountain Road from RS-1 to RT-1. On behalf of myself, Dr. Martin Drobis, and my wife, Dr. Ivana Drobis, we strongly urge you to reconsider this amendment. As long-time residents of [REDACTED] Thacker Mountain Road, we believe that this zoning change would negatively impact the safety and well-being of our community. We have been proud members of the Hope community for the past 30 years, having moved to this wonderful town in 1993. We have diligently paid our taxes to the District over the years and have never felt the need to address the Council until the first meeting regarding the amendment to Law #1542 on January 23rd, 2023. Now, we find ourselves compelled to voice our concerns once again during the May ~~15th~~, 2023 council meeting.

23RD.

We are disheartened to see that this matter requires a second hearing, especially considering the strong opposition expressed by the community during the initial meeting. I implore each member of the City Council to take the time to watch the recorded video of the January 23rd, 2023 council meeting, where you can witness firsthand the resolute opposition voiced by the public. Given the level of opposition expressed during the previous hearing, it is only natural to question the necessity of a subsequent hearing. Revisiting this issue creates a significant inconvenience for all the affected residents of Thacker Mountain Road.

We kindly request that the Council review the letter we submitted for the January 23rd, 2023 council meeting. This letter was read publicly during the first meeting and outlines our concerns in detail. A copy is enclosed with this correspondence for your convenience.

We would like to emphasize the safety concerns associated with the proposed zoning change. These safety concerns primarily stem from two factors

1. Thacker Mountain Road is narrow, with a dangerous 180-degree curve that severely limits visibility.
2. There are no parking spaces available on the public road, and the affected lots are too small to accommodate parking.

These conditions pose potential joint liability issues for the District. Anticipating potential accidents arising from these circumstances, it is imperative to consider the consequential legal implications and the associated financial burden. Having made the Council aware of these imminent safety risks, we request detailed information regarding the financial provisions allocated for potential legal proceedings.

The collective opposition we present stems from our strong desire to prevent these circumstances from occurring. We live in a democratic country where we elect representatives to advocate for our rights and address our concerns. We remind the Council that a petition signed by numerous Thacker Mountain Road residents opposing the proposed zoning change was submitted during the January 23rd, 2023 meeting. We have found that all of our neighbors share this sentiment. As elected representatives, it is your responsibility to prioritize the well-being and safety of your constituents.

We urge the Council to listen to the voices of the community and vote in accordance with their concerns. It is crucial to prioritize the well-being and safety of the residents you have sworn to protect.

Thank you for your attention to this matter, and we trust that you will carefully consider our plea. If you require any further information or would like to discuss this matter further, please feel free to contact us.

We request this letter be REGISTERED with the Secretary.

Yours faithfully,

Drs. Martin and Ivana Drobis

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MAY 19 2023

DISTRICT OF HOPE

MAY 19, 2023

Rezoning Lots 21696 & 21636 On Thacker Mountain Road

My name is Helmut Pade and live at [REDACTED] Thacker Mountain Road.

I live within fifty meters of the properties 21696 & 21636 on Thacker Mountain Road. I am against the re-zoning of these properties for the purpose of building duplexes. My main concern is "Safety". When coming around the corner from the top, these properties are not far away and if someone or something was on the road the potential for an accident is great. It's bad having a single family home there, but much worse with Duplexes.

I have read all the letters that were send to the District Hall and I am amazed at all the concerns expressed. Also, I heard the concerns of the people that are present here and I feel we are all on the same page that re-zoning the properties in question is wrong. I hope that the members of council feel the same way and resolve this issue as fast as possible, so we can carry on with our normal lives. Thank you.

From: Karen Scalise [REDACTED]
Sent: Friday, May 12, 2023 2:24 PM
To: Jas Gill <jgill@hope.ca>; Donna Bellingham <dbellingham@hope.ca>
Subject: Properties at 21696 and 21636 Thacker Mt Rd lots 9 and 10

Good afternoon Donna,

We are responding for the second hearing of the rezoning of the above lots on Thacker Mountain Rd.

These are still the same concerns listed below:

Parking for owners - (potential) renters of 2 units/parcel ~ potential of 4-8 vehicles
Parking on street for overflow of vehicles if there's no parking on property
Driveway perimeters before blinding corner - safety concerns for walking/vehicles

Would definitely look forward to 2 single family dwelling on each of these parcels of land.

Cheers,
Karen & Joe Scalise

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MAY 12 2023

OPPOSAL TO ZONING AMENDMENT 1542 DISTRICT OF HOPE
FOR PROPERTIES AT 21696 & 21636 Thacker Mountain Road

We, the undersigned, strongly oppose the above Zoning Amendment 1542 from RS-1 to RT-1

Name	Signature	Address
Anna Beach		Thacker Mtn. Rd. Hope, B.C.
Johnny Beach		Thacker Mtn. Rd. Hope, B.C.
COOPERS		Thacker Mtn Rd Hope BC
MIKE MILLAR		Thacker Mtn. Rd. VOXIL
MRS MILLAR		THACKER MTN RD VOXIL
IE Barthwhite		Thacker Mtn. Rd VOXIL
J. Benward		Thacker Mtn. Rd. VOXIL
Jeff & Jill Swin		
Jeff Swin		Thacker Mtn. Rd. vox IL
Tom Polshak		Thacker Mtn Rd vox IL
HELMUT TADE		THACKER Mtn Rd VOXIL
EVA WUNDERMAN		Thacker Mtn Rd. VOXIL
LYNDA VIELKE		Thacker Mtn Rd Hope VOXIL
FRANK VIELKE		
Charlene Kelder		Thacker Mtn Rd Hope VOXIL
PETER IDELOER		
Peter MAY		Thacker Mtn Rd Hope
MARK SCALES		Thacker Mtn Rd Hope
Joe Scales		Thacker Mtn Rd Hope
P. L. Carr		Thacker Mtn Rd Hope
DA MARTIN DROBIS		Thacker Mtn. Rd. HOPE
Rita Hall		Thacker Mtn Rd. Hope
IVANA DROBIS		Thacker Mtn. Rd. HOPE

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JUN 8 2023

DISTRICT OF HOPE

District of Hope Council
325 Wallace Street
PO Box 609
Hope, BC
VOX 1L0

June 2, 2023

Re: Objection to Proposed Amendment to Law 1542 - Rezoning Application for 21696 and 21636 of Thacker Mtn Road, Hope, BC.

Dear Council Members

We are writing to formally express our strong objection to the rezoning application of 21696 and 21636 of Thacker Mtn Road, Hope, BC. ("Rezoning Application"). As concerned citizens and residents living on Thacker Mtn Road, we firmly believe that this proposed rezoning would have detrimental effects on the community, particularly with regards to infrastructure, safety for pedestrians and ambience.

Firstly, the proposed rezoning fails to adequately address the existing infrastructure challenges in the area. The current infrastructure is already strained, and the proposed development would only exacerbate these issues. Insufficient road capacity, lack of parking space, and inadequate public transportation options would create significant traffic congestion, posing risks to both motorists, kids at play and pedestrians.

Furthermore, the safety of pedestrians would be compromised if this rezoning application is approved. The proposed development does not sufficiently consider the needs of pedestrians, such as the lack of safe crosswalks, sidewalks, and pedestrian-friendly amenities. This lack of attention to pedestrian safety is concerning, especially in an era where sustainable and walkable communities are encouraged.

Finally, the rezoning application neglects the importance of maintaining the character and ambience of the neighborhood. Thacker Mountain is known for its distinctive charm, historical significance of the Thacker Family who came out from Edwardian England in 1906 and are currently buried here, and community cohesion. The proposed development would disrupt the existing aesthetic and character of the area, leading to the deterioration of the overall ambience.

In light of the aforementioned concerns, we urge you to reject the Rezoning Application. We believe it is essential to prioritize the long-term well-being and livability of our community, and this proposed development would have severe negative consequences for the infrastructure, safety for pedestrians, and ambience.

Thank you for considering our objection. We trust that you will give due attention to the concerns raised by ourselves and other concerned citizens. We are confident that a decision made in the best interest of the community will prevail.

Yours sincerely,



Dean and Natalie Divaris

 Thacker Mtn Road, Hope, BC.