



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

Monday, June 10, 2024 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. 1581, 2024:**

To redesignate the land use designation in the Official Community Plan for the properties at 19652 and 19683 Silver Skagit Road from Country Residential to Light/Service Industry.

• **District of Hope Zoning Amendment Bylaw No. 1582, 2024:**

To rezone the properties at 19652 and 19683 Silver Skagit Road from Country Residential (CR-1) to Light/Service Industrial (I-2).

Public Submissions: as of 4pm Wednesday, June 5th, a total of 21 public submissions have been received.

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

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. 1581

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. 1581, 2024***”.

ENACTMENT

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

Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302;
PID 008-814-015 and PID 008-780-684

with the civic address of 19652 and 19683 Silver Skagit Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-designated from Country Residential to Light/Service Industry and Map 2 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first and second time this 27th day of May, 2024.

Advertised in the Hope Standard Newspaper on the 31st day of May and the 7th day of June, 2024.

Public Hearing was held this XX day of XXXX 2024

Read a third time this XX day of XXXX, 2024.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

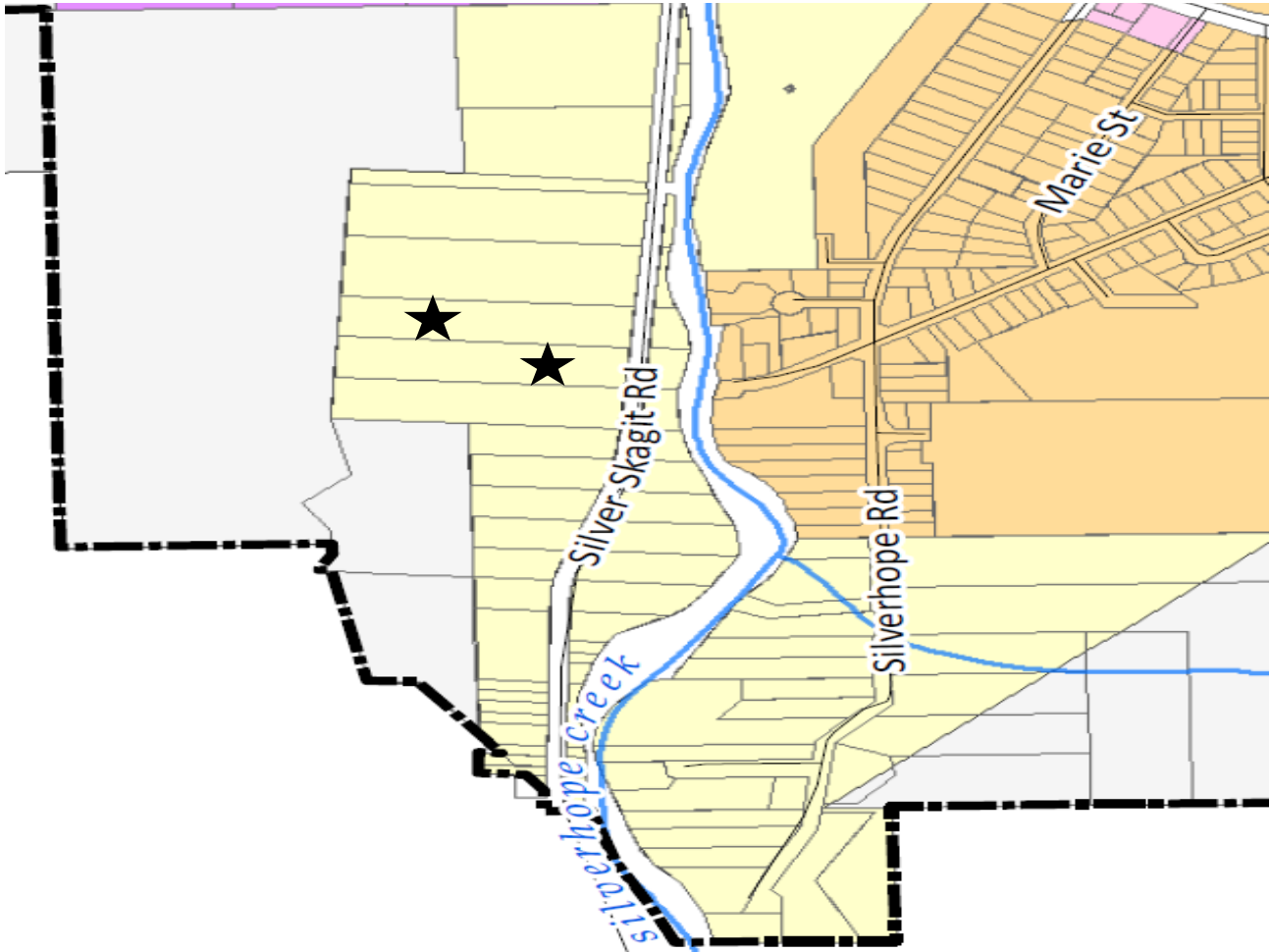
Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1581
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY:



FROM: COUNTRY RESIDENTIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1581, 2024."

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1582

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 Zoning Amendment Bylaw No. 1582, 2024***”.

ENACTMENT

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

Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302;
PID 008-814-015 and PID 008-780-684

with the civic address of 19652 and 19683 Silver Skagit Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from from Country Residential (CR-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 and second time this 27th day of May, 2024.

Advertised in the Hope Standard Newspaper on the 31st day of May and the 7th day of June, 2024.

Public Hearing was held this XX day of XXXX 2024

Read a third time this XX day of XXXX, 2024.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

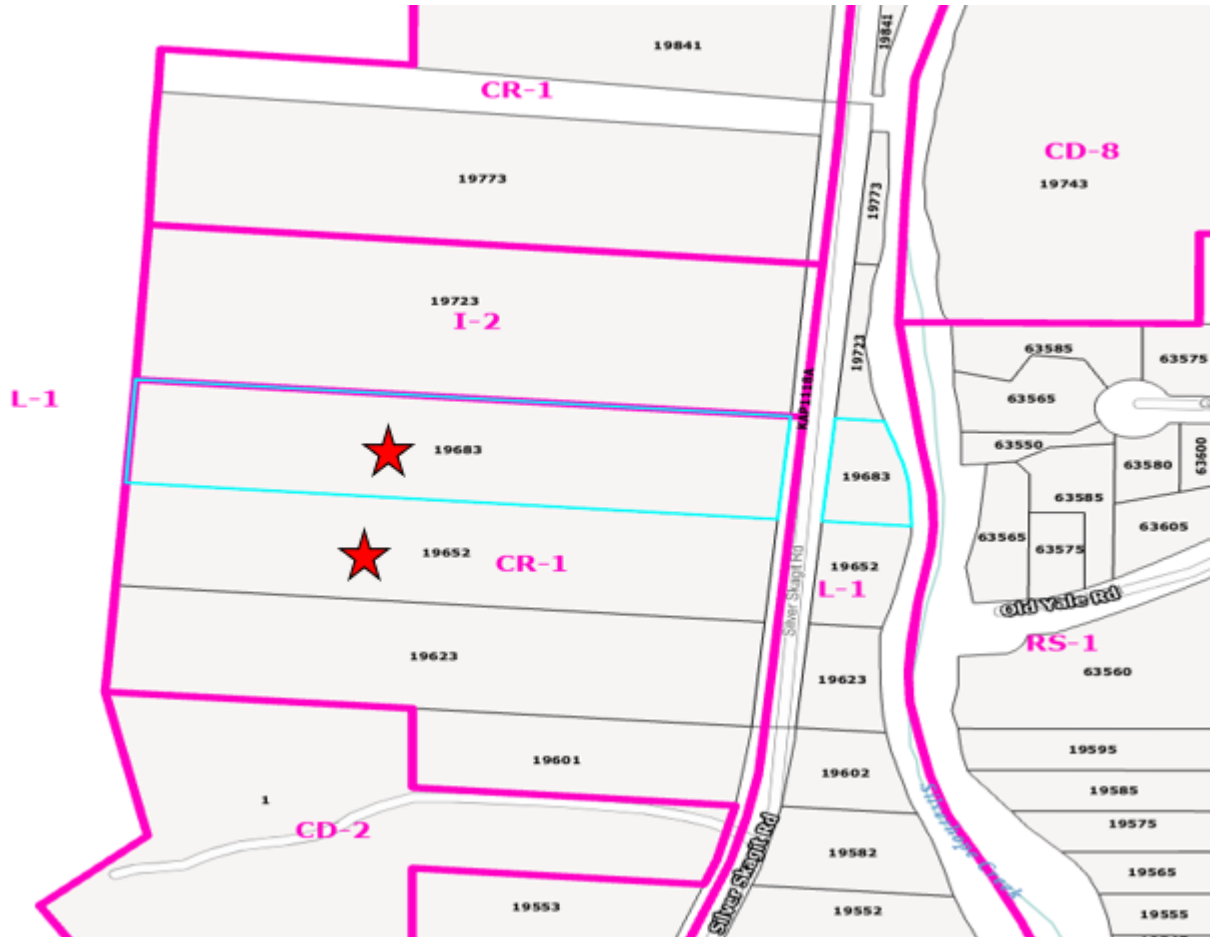
Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1582, 2024
Page 1 of 2

DISTRICT OF HOPE
BYLAW NO. 1582
SCHEDULE "A"
ZONING AMENDMENT MAP



SUBJECT PROPERTY:



REZONED FROM: Country Residential (CR-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. 1582, 2024."

Mayor

Director of Corporate Services

Dr. Candace Couse
[REDACTED] Silverhope Road
Hope, BC

June 3rd, 2024

Robin Beukens
Director of Community Development
District of Hope
325 Wallace Street, PO Box 609
Hope, BC, V0X 1L0

Dear Mr. Beukens and Members of the Council,

I am writing to express my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaw for the properties at 19652 and 19683 Silver Skagit Road. As a concerned resident of Hope, BC, I believe that redesignating and rezoning these properties from Country Residential (CR-1) to Light/Service Industrial (I-2) would have detrimental effects on our community and the environment, particularly the Silverhope River, which is a crucial spawning habitat.

The Silverhope River is not just a picturesque feature of our town; it is an essential ecosystem supporting a variety of aquatic life, including spawning fish. Introducing industrial activities along this river threatens to disrupt the delicate balance of this habitat. Industrial runoff, pollution, and increased human activity can lead to water contamination and habitat degradation, ultimately endangering the species that rely on this river for their lifecycle.

The proposed change contradicts the commitment of our community to environmental stewardship and sustainable development. Our town's natural beauty and the health of its ecosystems are key factors in the quality of life we enjoy and strive to protect. Allowing industrial development along a spawning river would set a dangerous precedent, undermining these values and potentially leading to further ecological harm in the future.

Moreover, the transition from Country Residential to Light/Service Industrial zoning would significantly alter the character of the neighborhood. Residents who chose this area for its peaceful, rural environment would be negatively impacted by the noise,

traffic, and industrial activities that such a zoning change would bring. This could decrease property values and diminish the overall appeal of our community.

I urge the Council to consider the long-term environmental consequences and the impact on local residents before making a decision. Preserving the natural habitats and maintaining the residential nature of the area is crucial for the wellbeing of both the environment and our community.

Thank you for taking the time to consider my views. I hope the Council will decide against the proposed amendments and work towards protecting the Silverhope River and its surrounding areas.

Sincerely,

--

Dr. Candace Couse (she/her)

[Redacted signature block]

From: bernan <[REDACTED]>

Sent: Sunday, June 2, 2024 5:22:30 PM

To: Robin Beukens <rbeukens@hope.ca>

Cc: Donna Bellingham <dbellingham@hope.ca>

Subject: Re: Notice of Public Hearing to consider Official Community Plan Amendment Bylaw 1581 and Zoning Amendment Bylaw 1582 for the properties at 19652 and 19683 Silver Skagit Road Hope, B.C.

Please submit this letter to register our opposition for the change in Zoning from Country Residential to Light Industrial for the above addresses.

1. There is not a date as to when the letter was written and no date postage on the envelope. Receiving this letter on Friday May 31, and having to have a response to District Office by noon Tuesday June 4, is unreasonable as many may not pick up their mail over the weekend. How many letters were sent out?

2. There is no letter of intent as to what type of industry will be coming to these properties. Development Proposal Sign, when was that to go up, just prior to an already approved decision ?

We, all the residents on Silver Skagit Road, have the right to know what is planned, before any decision by Council is made.

[REDACTED] ran his Towing company on these properties for years, Country Residential zoning, again,, no bylaw compliance follow up with the District

There is not enough information from the District what does Light /service industrial incorporate. It should be included in the Notice of Public hearing letter, transparency as to what is being suggested for these properties. Has a company already put in application?

3. [REDACTED] from Triwest Group has joined his property at 19583 Silver Silver Skagit Road with a road running across the back of the properties.

July long weekend 2021 [REDACTED] – owner of 19652 and 19683 Silver Skagit road and [REDACTED] [REDACTED] were blasting at the base of the mountain in [REDACTED] yard. I contacted Dan Gauvin and Donna Bellingham at the time, to no avail. Nothing was done.

What will stop this extraction from these properties, the mountain coming down? Will it continue to be allowed with a new zoning?

So my question is to the District, if this zoning goes through, what will be done to enforce your own bylaws.

We are told “its conducive to the zoning” when a complaint,, and there has been many concerning an already difficult situation at 19583 Silver Skagit Road. The property at 19841 has had a temporary permit issued by the District,, after the District took [REDACTED] to Court to have the RVs removed. The temporary permit allows remit permanent residence and two storage containers and yet here we are,, he has many bins, and now running a screening

operation on that property,. We know that the District is aware as I have spoken to Both of you about this,
the old cabins are still standing across the street, Im told the 30 day permit has expired,, why was nothing done, or being done.

4. So it seems that the District has not solved an ongoing issue with the industrial that is happening on our street and now considering to add another set of properties that can do what they want because the zoning allows it.
We have been going in circles as to what can be done, and nothing has come,, so I am sure that you should understand our concern for adding more industrial to the neighbourhood .

Thank you ;
Bernd Briese and Nancy Anderson
[REDACTED] Silver Skagit Road

2024-06-02

To The District of Hope, and Council members,

As a resident living on Silver Skagit road, I am in a solid opposition of 19652 & 19683 Silver Skagit rd being considered to be re-zoned to Light/Service Industrial. Rezoning a property to bring it “into compliance” is not a solution, in a predominantly residential zoned area.

The District of Hope zoned this road residential and the residence living here have put a lot of love and care into creating beautiful homes. The District of Hope should not be pushing us out of our homes and neighbourhood.

Silver Skagit Road is the entrance to an Eco-tourism recreational area. Thousands of visitors vacation up our valley and are mesmerized at its beauty. We have all chose this area to create our homes and raise our families to respect the quiet, peaceful forest.

I sincerely hope that the current Council listens to the residence that actually live here, and not just the industry taking place. There are lots of areas on the outskirts of Hope that would be suited for this industry, right across from a spawning river and a gorgeous valley is a horrible idea.

In the District of Hope’s Integrated Official Community Plan (IOCP) – November 2018 there is reference to the District of Hope official community plan bylaw 1378, 2016, these maps clearly show the plan for Silver Skagit Road to remain Country Residential and the Industrial area of Silver Creek taking place along Flood Hope Road.

Council please refamiliarize yourselves with this document.

Re-zoning this environmentally sensitive area is not in the vision set out in this plan. Our road is not an Industrial Park. Please re-read “Residential Land uses & Housing” on page 33 and “Industrial Land” on page 42. It clearly states that residential and Industrial areas should be separated, for the health and safety of residents.

Read “Community Health and Well-being” and tell me that this re-zoning would create a health environment for the long-time residents of this road.

Council is aware of the on-going issues at 19583 that are taking place, adding another two properties, legally, to this mess will only cause more work for the District of Hope and health issues for the residents on this road.

My opposition is based on the following:

1. Contravening current zoning:
19652 & 19683 has been operating in breach of their CR1 zoning for years. Operating a heavy-duty trucking company in a residential area. I have submitted public concerns for years and they have been ignored by the District of Hope.
If this property owner has and is not abiding by the current regulations, why would they abide by new regulations?
2. Noise!:
This property is in a residential neighbourhood, the noise that is emitted from these two properties is horrendous. Bashing and smashing of wreckages being unloaded, machinery being

loaded, semi trucks coming and going all hours of the night is not conducive to an area that people live.

When the pipeline was operating from these properties, I submitted many public concern forms for disruption in the middle of the night. The back up beeping going on for hours, vehicles coming and going, honking horns, semi trucking running to warm up, Bon fires at 4:30 am, this is all heard clearly from our bedroom. It was and still is horrible.

Not once did bylaw of the District of Hope contact me or action anything to do with my concern, as the invasion of noise continues today.

When asking about vehicles coming and going and back up beeping in the middle of the night on a neighbouring property that was re-zoned, we have been told that the property owner has a right to have trucks/vehicle coming and going at anytime of day/night and those sounds are conducive to the zoning. This will apply to 19652 & 19683 if re-zoned and again, this is a residential neighbourhood, and these disturbances greatly impact the residence living on this road.

It is irrational to have this type of operation in a residential area, re-zoning these two properties will allow the District of Hopes to wash their hands of all responsibility to enforce the below Good Neighbour bylaw, this is speaking from on-going issues currently being dealt with.

According to the Good Neighbour Bylaw; Part 5

5.4 **General Prohibitions:**

- (a) No person shall make or cause, or permit to be made or caused, any noise in or on any private property or place or on a highway or other public place in the District which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons in the neighbourhood or vicinity of that place;

3. **Property Value:**

We have poured our hearts into creating a beautiful home and yard. It has become very disturbing to not be able to enjoy OUR HOME in peace.

No one wants to buy or live in an industrial area.

4. **Hours of Operation:**

7am – 9pm is not a “normal” working day. I am assuming that this property will fall into the status quo times of operation. This extensive working day allows for zero time for us to relax, peacefully in our home. Even with these long hours, 19652 & 19683 have been and still are working outside of these times. I have submitted multiple concern forms for these disturbances and the District of Hope has done nothing to resolve the issue. Just this week we were woken up to smashing at this property and numerous vehicles coming and going between 5-6 am.

5. **Environmental concerns:**

Historically there have been many issues that have taken place, from semi truck leaking oil on the river side of this property, to the owner having the crownland at the rear of the property blasted to “make their property bigger”.

There is a road that was created between 19652 & 19683 and 19583 at the rear of the property when the blasting was taking place. This road from the look of it crosses over the property sandwiched between the three properties.

I would hope that Council would ensure a brand new and in-depth Geotech survey be completed for the mountain at the rear of this property, that is currently deemed “Uncertain” and “High Hazard” on the District of Hopes website. Having an Industrial site backing this possibly unstable mountain could be catastrophic for our land, homes and life.

Having industry in an area that is not supplied with city water and residence all have wells, is ignorant. This is directly putting the health and safety of residences on this road at risk.

6. Staging on Road:

The staging on the road due to this property is often. Completely blocking lanes, loading, and unloading of heavy-duty equipment, and over all acting as it is their road.

It is dangerous. I have personally come close to hitting a driver that was coming around the back side of a truck wide into the only other lane available to drive in.

Two other properties on Silver Skagit with similar re-zoning stated in their proposal that staging would not take place once re-zoned and we as residence deal with road staging weekly.

Industrial and passenger vehicles often don't even look as they pull out onto Silver Skagit rd. We have had multiple incidents relating to this.

7. Road condition:

Although this is not directly related to 19652 & 19683 solely, they drastically add to the continuous deterioration of our road.

The shoulders are crumbling, the road in sections is too narrow for two vehicles to pass safely, let alone huge rigs, logging trucks, excavators...

The sways and potholes are atrocious. Again, numerous public concern forms regarding this have been submitted, and sometimes a pothole is filled with patch. With the amount and weight of the vehicle coming and going, the patch just pops out.

Regardless of this re-zoning, this road needs to be added into the District of Hopes budget for repaving and widening.

8. Around 2007/2008 these two properties applied to be re-zoned to industrial and it was not put through. I would ask that Council request the concerns put forward at this time and take them into consideration.

9. The owner of these two properties has not lived there for years, and no longer live in Hope. There is no way for them to regulate the goings on at these properties to keep when in compliance.

I would appreciate these concerns, in their entirety, be shared with all Council members.

Thank you for your considerations, and I welcome all the Council members to come for tea at our home and experience what we are subject to living in and how bringing these two properties back to compliance with the current zoning of Country Residential is the right environmental, community well being thing to do.

I find it very interesting that the Notice of Public Hearings letters were mailed out and received on Fridays (2024-05-31) from the District of Hope and the 5 days for consideration start on non business days.

I am requesting the Council re-visit this process and amend the guidelines to state 5 business days for residence to have a fair amount of time to respond.

It is also interesting that the map included on the Notice of Public Hearings letter labeled the current zoning for the properties of either sides of 19652 & 19683, which is understandable. 19583 (re-zone CD) which does not share a property line with 19652 & 19683, was also labeled on the map, but no other properties on Silver Skagit road are.

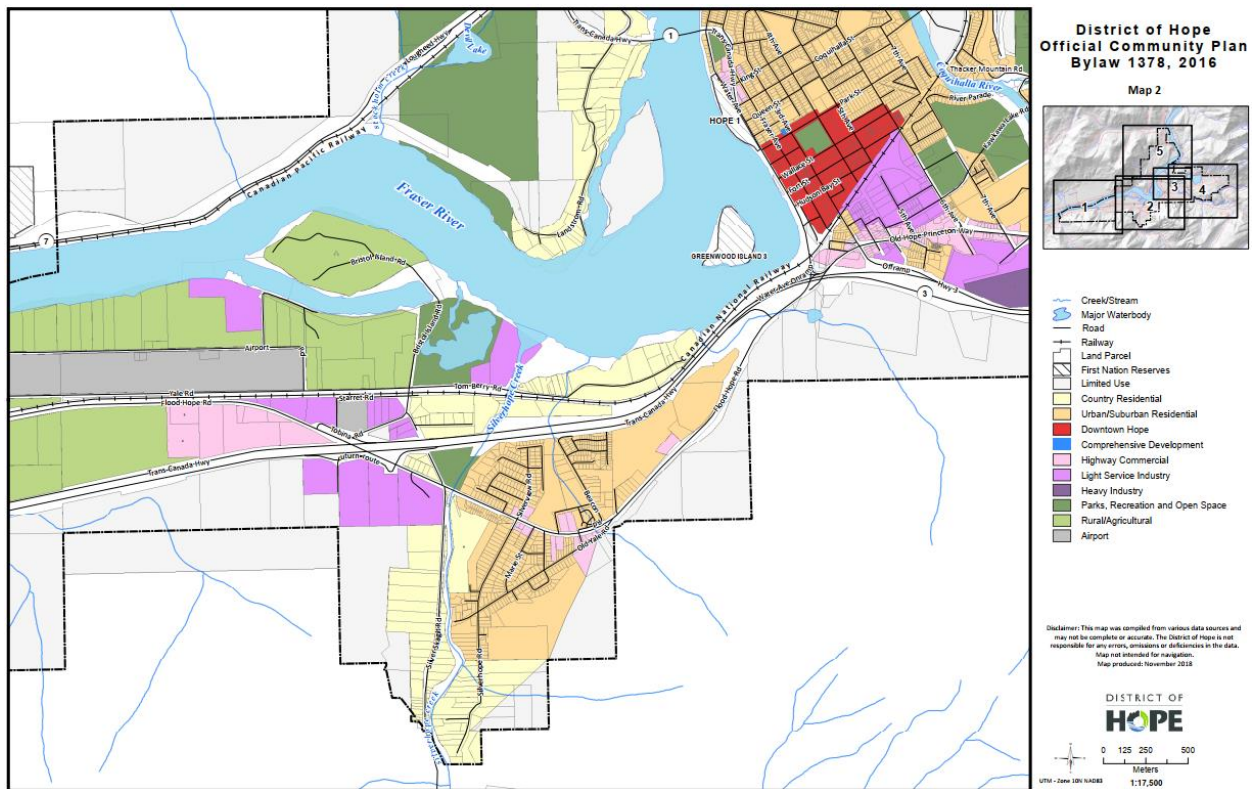
This is very misleading to anyone that is not familiar with the zoning of this residential area, portraying that our neighbourhood is predominantly Industrial/Comprehensive Development.

Out of the 12 properties listed on this map of Silver Skagit road, 6 are Country Residential, 5 are Limited Use, 1 is Industrial and 1 is Comprehensive Development.

Erin Bessette

████████ Silver Skagit rd

Hope, BC ██████████



From: ross blackwell [REDACTED]
Sent: Sunday, June 2, 2024 11:34 AM
To: Robin Beukens <rbeukens@hope.ca>
Subject: Ammendment to bylaws for 19652 and 19683 Silver Skagit

I disagree with re designating and re zoning the above mentioned properties. This should not proceed.

The District of Hope should not be changing the zoning because they do not want to enforce the Country residential property zoning.

This affects the property values and property enjoyment of the surrounding houses. I would not want to have construction ongoing all day and night if I lived in this area. This has been going on for years, why is the District ignoring its own by laws, and property zoning?

Ross Blackwell.

From: Scott Blake [REDACTED]
Sent: Sunday, June 2, 2024 4:11 PM
To: Robin Beukens <rbeukens@hope.ca>; Donna Bellingham <dbellingham@hope.ca>
Subject: Objection to Bylaw 1582 for 19652 & 19683 Silver Skagit Road

I'm emailing to voice my objection to the proposed zoning change.

I want to be clear that I am not in favour of this what-so-ever.

I reiterate. I am 100% against the re-zoning of 19652 & 19683 Silver Skagit Road.

My concerns:

-This is a majority residential street and we are slowly being taken over by industrial zoned property.

-Additional zoned industrial sites on this street will effectively bring our residential property value down.

-19652 & 19683 have been operating as light industrial for years with complete disregard for the current residential zoning. Despite numerous complaints from neighbouring properties and residential home owners in the immediate area.

-The District's bylaw officers can barely enforce the complaints from residents on this street in regards to the current industrial properties at 19583 & 19723. I suspect bylaws workload will increase if this zoning change goes forward.

-The Districts of Hopes Official Community Plan Bylaw 1378 Map 2 clearly shows this entire area as Country Residential. To vote in favour of this zoning would go against the Districts official "vision and goals" as stated on pages 7 & 8 of the Integrated Official Community Plan.

-In fact, approving of this zoning contradicts all sorts of things throughout The District of Hopes Integrated Official Community Plan.

-Industrial zoned properties (19583 & 19723) on this street are already a cause of issues including but not limited to; industry noise, crushing rock, dust and debris, after hours operations, excessive idling trucks, continuous vehicle back-up alarms, lack of concern for bylaws, feuding neighbours, mental health, and just an overall disregard for neighbouring properties.

-We have spent many years making a beautiful oasis to live and raise our family. Every day there is something new from neighbouring industrial properties that crashes, that bangs, that explodes, and/or shakes our property. Rendering our hard work unenjoyable.

-It is literally heartbreaking to invest so much time, money, and physical labour into our property then not be able to enjoy it because of outside uncontrollable circumstances.

Sincerely,

Scott Blake -Homeowner and occupant of [REDACTED] Silver Skagit Road

From: Amanda Lasser <[REDACTED]>
Sent: Monday, June 3, 2024 9:37:17 PM
To: Donna Bellingham <dbellingham@hope.ca>; Robin Beukens <rbeukens@hope.ca>
Subject: 19652 & 19683 Silver Skagit Road

Hello,

I am writing in favor of the redesignation and rezoning of 19652 & 19683 Silver Skagit Road.

I am a life long resident of Hope and have lived at [REDACTED] Silver Skagit Road for 17 years. Throughout my time living on this property I have never been inconvenienced by industry taking place on the above mentioned properties. This business has been operating for quite some time and I applaud them for moving forward with rezoning to light/service industrial.

It is my hope that mayor and council will have an open mind when making this redesignation and rezoning vote. We have neighbors who will oppose this type of change, but without change there can be no progress. This is the type of progress and forward thinking our community needs.

Amanda Lasser

From: Chris visser <[REDACTED]>
Sent: Monday, June 3, 2024 6:24:33 PM
To: Donna Bellingham <dbellingham@hope.ca>
Subject: Zoning change

[REDACTED], addresses [REDACTED]. We are strongly opposed to the potential zoning change from residential to industrial. This development is unnecessary and disturbing to us residents who live in the area. Also this is harmful to the environment and our health.

Christopher Visser

Justin Visser

From: Douglas Lasser <[REDACTED]>

Sent: Monday, June 3, 2024 9:21:15 PM

To: Robin Beukens <rbeukens@hope.ca>; Donna Bellingham <dbellingham@hope.ca>

Subject: Zoning Amendment Bylaw No. 1582

Good evening,

I am writing this letter in support of Zoning Amendment Bylaw No.1582 for properties 19652 & 19683 Silver Skagit Road.

I reside on family property at [REDACTED] Silver Skagit Road. I have moved here to retire and enjoy my time outside in nature. Everyday I walk up and down Silver Skagit Road multiple times a day to hit my goal of 7500 steps, while staying fit at 87 years young. I enjoy my time spent chatting with neighbors and thoroughly enjoy my community. I think this rezoning of the above mentioned addresses is a step in the right direction. I am in favor of this decision.

Sincerely,
Doug Lasser

From: Elizabeth Middleton <[REDACTED]>
Sent: Monday, June 3, 2024 7:29 PM
To: Robin Beukens <rbeukens@hope.ca>
Subject: Changes to the Official Community Plan and Zoning Bylaw

June 3, 2024

To: Robin Beukens, Director of Community Development
Re: Amendments to 19652 and 19683 Silver Skagit Road, Hope, B.C.

Dear Sir,

Thank you for sending me the Notice, on the council's meeting to entertain the proposed changes to the O.C.P. and Bylaws on the above noted properties.

Since the O.C.P. was not intending this part of the Hope District to be Light Industrial, I am in disagreement with the changes. I feel that with the problems residents in the area are having with [REDACTED] property (19583 Silver Skagit Road), I would not want to see additional properties adding to the current problem. Owners come and go, but zoning stays and usage changes within the I-2 schedule.

I believe that one of these properties is currently operating a towing company, which is in contravention to CR-1 Zoning. Why has this been allowed to continue? It appears to be a correction after the fact.

If you would like to speak with me I can be contacted by phone, [REDACTED].

Thank you,
Gary Mercer and Elizabeth Mercer

From: Jim Lasser [REDACTED]
Sent: Monday, June 3, 2024 9:48:04 PM
To: Donna Bellingham <dbellingham@hope.ca>; Robin Beukens <rbeukens@hope.ca>
Subject: Zoning Amendment Bylaw No.1582

I am writing in favor of Zoning Amendment Bylaw No.1582 for properties 19652 & 19683 on Silver Skagit Road.

I own property at [REDACTED] Silver Skagit road and am in favor of industry zoning moving forward to provide jobs and stability for working people in Hope.

Jim Lasser

From: Kristine Pérez de León [REDACTED]
Sent: Monday, June 3, 2024 10:13:45 AM
To: Donna Bellingham <dbellingham@hope.ca>
Subject: Opposition to proposed rezoning in Silver Creek

Caution! This message was sent from outside your organization.

Dear Council Members,

I am writing to voice my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaws for the properties located at 19652 and 19683 Silver Skagit Road. The decision to rezone these areas from Country Residential (CR-1) to Light/Service Industrial (I-2) raises significant environmental and community concerns.

Silverhope Creek, which flows near these properties, is a crucial spawning ground for local fish species. This river is more than a scenic feature; it is a lifeline for our region's aquatic biodiversity. Industrial activities could introduce pollutants and disrupt the natural habitat, potentially causing irreversible damage to the spawning cycles and overall health of the river's ecosystem. Our community and our local government have a responsibility to safeguard these natural resources.

>From a community perspective, the shift from residential to industrial including “light” industrial zoning is alarming. The serene, rural atmosphere of this area is a core reason why many of us choose to live here. Industrial development would bring noise, traffic, and environmental degradation, which would starkly contrast with the current quiet residential setting. This transformation would not only affect the daily lives of nearby residents but also alter the character of our neighbourhood. There is plenty of nearby undeveloped land that is not a residential area that can and should be created for industrial use so that it is centralized and not mixed in amongst residential homes.

There are also significant concerns regarding property values. The introduction of industrial activities could lead to a decrease in property values in the surrounding residential areas. The appeal of our community lies in its natural beauty and tranquility, qualities that will be compromised by industrial development.

In light of these concerns, I urge the Council to reject the proposed amendments. Our focus should be on preserving the environmental integrity of the Silverhope River and maintaining the peaceful residential character of our community. Sustainable development that respects both our natural surroundings and the well-being of our residents should be our priority.

Thank you for considering my perspective on this important matter. I trust that the Council will take these concerns seriously and act in the best interest of our community, its residents and environment over supporting industry.

Sincerely,

Kristine Pérez de León
Silver Creek resident


June 2, 2024

To the District of Hope Council,

Due to the following reasons I am opposed to the zoning changes for 19652 Silver Skagit Road and 19683 Silver Skagit Road:

- Unreasonably short amount of time to review the changes, less than a week to respond in writing
- No information provided why these changes are requested or needed
- the possible types of businesses the new zoning allows near residences and environmentally sensitive areas


Mark Birnie

 Silver Skagit Road

From: Billie Shauer <[REDACTED]>
Sent: Tuesday, June 4, 2024 7:56 AM
To: Robin Beukens <rbeukens@hope.ca>; dbellingham@gmail.com
Subject: Letter of opposition to rezoning

Today as I drove to town I noticed the sign on [REDACTED]'s property!

I've lived 27 years on the Skagit and a homeowner for 25 of those years.
27 years ago, this property was zoned residential and over the years, one by one groups of attempted to rezone.
I believe [REDACTED] has tried to rezone before.

Back when he cleared the property on the creek side, and was parking trucks where they were leaking into the river!
What he is doing is unethical, and he can not be trusted to make an environmentally solid choice!

If you are going to allow this area to be industrial, then perhaps you should buy out the residential homes here! We have a noisy neighborhood and it's not good for property values!

We have wells in this area, and these businesses bury all kinds of waste into ground, compromising our groundwater.

Really!! We're between a mountain and a spawning creek! Of course I will not support this rezoning, and nor should your office.

Please do not allow this to pass!

Thank you,
Billie Shauer

From: Christian Ward <[REDACTED]>
Sent: Tuesday, June 4, 2024 5:20:13 PM
To: Donna Bellingham <dbellingham@hope.ca>; rbeukens@hopa.ca <rbeukens@hopa.ca>
Subject: 19652 and 19683 Silver Skagit Road

Caution! This message was sent from outside your organization.

Dear Council Members,

I am writing to voice my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaws for the properties located at 19652 and 19683 Silver Skagit Road. The decision to rezone these areas from Country Residential (CR-1) to Light/Service Industrial (I-2) raises significant environmental and community concerns.

This area is close to the Skagit River Forest Ecological Reserve and the Skagit Valley Provincial Park. The Silverhope River, which flows near these properties, is a crucial spawning ground for local fish species. This river is more than a scenic feature; it is a lifeline for our region's aquatic biodiversity. Industrial activities could introduce pollutants and disrupt the natural habitat, potentially causing irreversible damage to the spawning cycles and overall health of the river's ecosystem. Our community has a responsibility to safeguard these natural resources for future generations.

>From a community perspective, the shift from residential to industrial zoning is alarming. The serene, rural atmosphere of this area is a core reason why many of us choose to live here. Industrial development would bring noise, traffic, and environmental degradation, which would starkly contrast with the current quiet residential setting. This transformation would not only affect the daily lives of nearby residents but also alter the character of our town. There are other existing industrial areas within the district where more industrial development would be more in-keeping with the area. I fail to see that it is necessary to transform residential zoning to industrial zoning, particularly in this location.

There are also significant concerns regarding property values. The introduction of industrial activities could lead to a decrease in property values in the surrounding residential areas. The appeal of our community lies in its natural beauty and tranquility, qualities that could be compromised by industrial development.

In light of these concerns, I urge the Council to reject the proposed amendments. Our focus should be on preserving the environmental integrity of the Silverhope River and maintaining the peaceful residential character of our community. Sustainable development that respects both our natural surroundings and the well-being of our residents should be our priority.

Thank you for considering my perspective on this important matter. I trust that the Council will take these concerns seriously and act in the best interest of our community and environment.

Sincerely,
Christian Ward
[REDACTED] Gordon Drive

From: Claudia Cojocar
Sent: Tuesday, June 4, 2024 11:41 AM
To: Robin Beukens
Subject: Proposed Amendment Bylaws

Good morning Robin,

I am writing because I am opposed to the redesignating and rezoning of the properties on Silver Skagit Road.

My late husband and I moved to Hope twenty one years ago. We loved the small town atmosphere and most of all the natural beauty of the area. We especially loved driving up the Silver Skagit Road and always felt grateful to be able to take a drive into such a beautiful area so close to our home. We became friends with people who live along that road.

Over the past few years some of the properties along the road have been, in my opinion, not residential. It has become noisy and not pleasant. I could understand that Covid presented challenges. However, to take away the beauty and peacefulness of that area and turn it into "Light?? Industrial" would be a great mistake in my opinion. I think the areas along Hwy 1, west of the truck stops would be much more suitable for Light/Service Industrial (1-2).

Last month I participated in the clean up up the Skagit. I know there are others in our town who value being in such a beautiful place close to nature.

Thank you for letting my view be known.

Sincerely,
Claudia Cojocar
[REDACTED] Water Ave
Hope, BC
[REDACTED]

From: Erica Ward <[REDACTED]>

Sent: Tuesday, June 4, 2024 7:42:58 PM

To: Donna Bellingham <dbellingham@hope.ca>

Subject: Silver Skagit Rezoning concerns

Dear Council Members,

I am writing to voice my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaws for the properties located at 19652 and 19683 Silver Skagit Road. The decision to rezone these areas from Country Residential (CR-1) to Light/Service Industrial (I-2) raises significant environmental and community concerns.

This area is close to the Skagit River Forest Ecological Reserve and the Skagit Valley Provincial Park. The Silverhope River, which flows near these properties, is a crucial spawning ground for local fish species. This river is more than a scenic feature; it is a lifeline for our region's aquatic biodiversity. Industrial activities could introduce pollutants and disrupt the natural habitat, potentially causing irreversible damage to the spawning cycles and overall health of the river's ecosystem. Our community has a responsibility to safeguard these natural resources for future generations.

From a community perspective, the shift from residential to industrial zoning is alarming. The serene, rural atmosphere of this area is a core reason why many of us choose to live here. Industrial development would bring noise, traffic, and environmental degradation, which would starkly contrast with the current quiet residential setting. This transformation would not only affect the daily lives of nearby residents but also alter the character of our town. There are other existing industrial areas within the district where more industrial development would be more in-keeping with the area. I fail to see that it is necessary to transform residential zoning to industrial zoning, particularly in this location.

There are also significant concerns regarding property values. The introduction of industrial activities could lead to a decrease in property values in the surrounding residential areas. The appeal of our community lies in its natural beauty and tranquility, qualities that could be compromised by industrial development.

In light of these concerns, I urge the Council to reject the proposed amendments. Our focus should be on preserving the environmental integrity of the Silverhope River and maintaining the peaceful residential character of our community. Sustainable development that respects both our natural surroundings and the well-being of our residents should be our priority.

Thank you for considering my perspective on this important matter. I trust that the Council will take these concerns seriously and act in the best interest of our community and environment.

Sincerely,

Erica Ward

[REDACTED] Gordon Drive

From: Bessette, Erin (CSC/SCC) <[REDACTED]>
Sent: Tuesday, June 4, 2024 9:00 AM
To: Robin Beukens <rbeukens@hope.ca>; Donna Bellingham <dbellingham@hope.ca>
Cc: Victor Smith <vsmith@hope.ca>; Pauline Newbigging <pnewbigging@hope.ca>; Scott Medlock <smedlock@hope.ca>; Heather Stewin <HStewin@hope.ca>; Angela Skoglund <askoglund@hope.ca>; Zachary Wells <zwells@hope.ca>; Dusty Smith <DSmith@hope.ca>
Subject: Addition to - Opposition for re-zoning 19652 & 19683 Silver Skagit rd.

Good morning,

Please add this to my prior email sent on 2024-06-02 - Opposition for considering rezoning 19652 & 19683 Silver Skagit Rd.

Council, please have a look at just a short clip of what we are subject to already with these properties. Note the time of morning on the one video, the beeping all hours through the night causes massive lack of sleep and health issues. Multiple times, I have walked down the road in the wee hours of the morning to confirm where the disruption was coming from.

<https://youtu.be/QB42qY3ALq8?si=15q6gHQvftgARqpd>
<https://youtube.com/shorts/MS0wkMITQ3k?si=zRt5GtaXHSQU7FP4>

Removing 2 Country Residential zoned properties on this road will drastically lay out the plan to move to industrial in our valley. 19652 is mostly residential now, if this moves forward all those trees will be gone just like the neighbouring property. The removal of the trees removed the buffering, I now hear the train clearly, whereas before it was faint. The back up beeping that is not regulated by the bylaw, will increase and cause health issues for the residence on this road. There will be no noise buffering!

We are fighting to find more residential space and dwellings, keep it residential and allow second homes on these lots. Move the industry to where our Hope Community Plan has laid out for this type of operations.

Attached are a few photos that dictate some of our oppositions:

Staging on the road, no markers for safety at all, just a semi trailing in the middle of the road.

Parking on the shoulder, allowing no room to get out of the way of large loads constantly driving out of their lane.

Early morning yard activity that one can does not sleep through, and this is much later than the average day.

Bonfires at 6:30 am

Again, this is already greatly impacting our neighbourhood hence why I have put in concern forms for years.

Re-zoning these lands is pushing me out of my home.

I have been sick with worry over just the thought of this, taken days off work as my mind is overthinking what my life would look like adding more than we are already dealing with in our Silver Skagit community.

With all the issues going on with the neighbouring property, you would think the Facility Planner would make mention of this in his Report to Council. In that report, Mr. Beukens fully considered everything that the Community Plan has regarding the industry sections and refused to even consider the residents health and the impact of these residents.

Can you tell me how the Vision set out on page 7 of the OCP is being met in this case: "In 2040, Hope will be a progressive mountain community offering a high quality of life, connecting people to nature, each other, and themselves. With its natural amenities and scenic beauty, Hope will be a vibrant, healthy, and active community bases on social and environmentally responsible economic development."

Page 12 of the OCP clearly states:

"Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development."

These two properties meet this in all aspects. The mountain is Geotech "Uncertain" "High Hazard". We have a spawning river running along our properties. The residents are all on wells with no other options. `What is the Districts plan when our water becoming contaminated?

Please listen to the residents that live and must deal with the invasive racket.

Thank you,
Erin

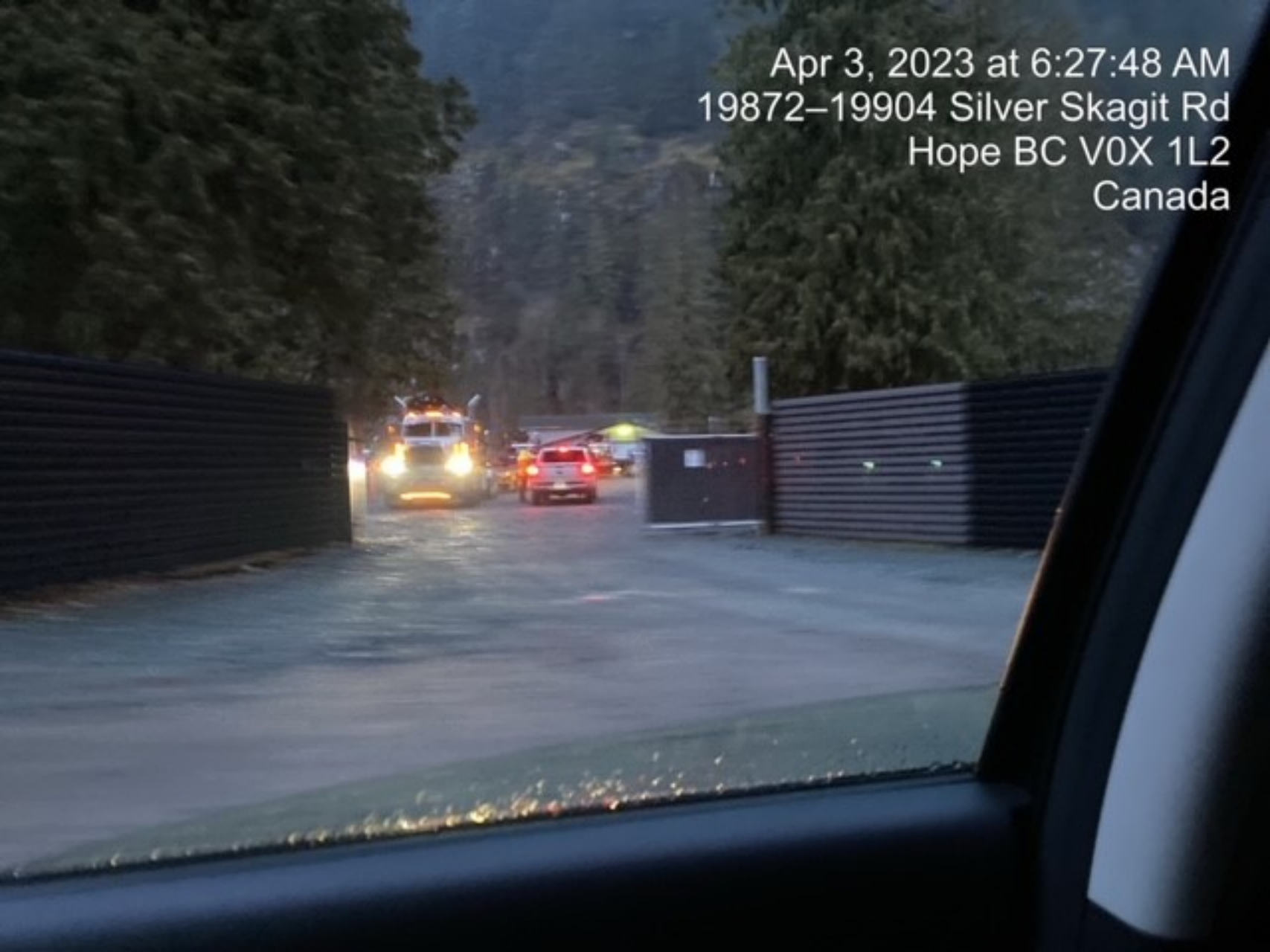




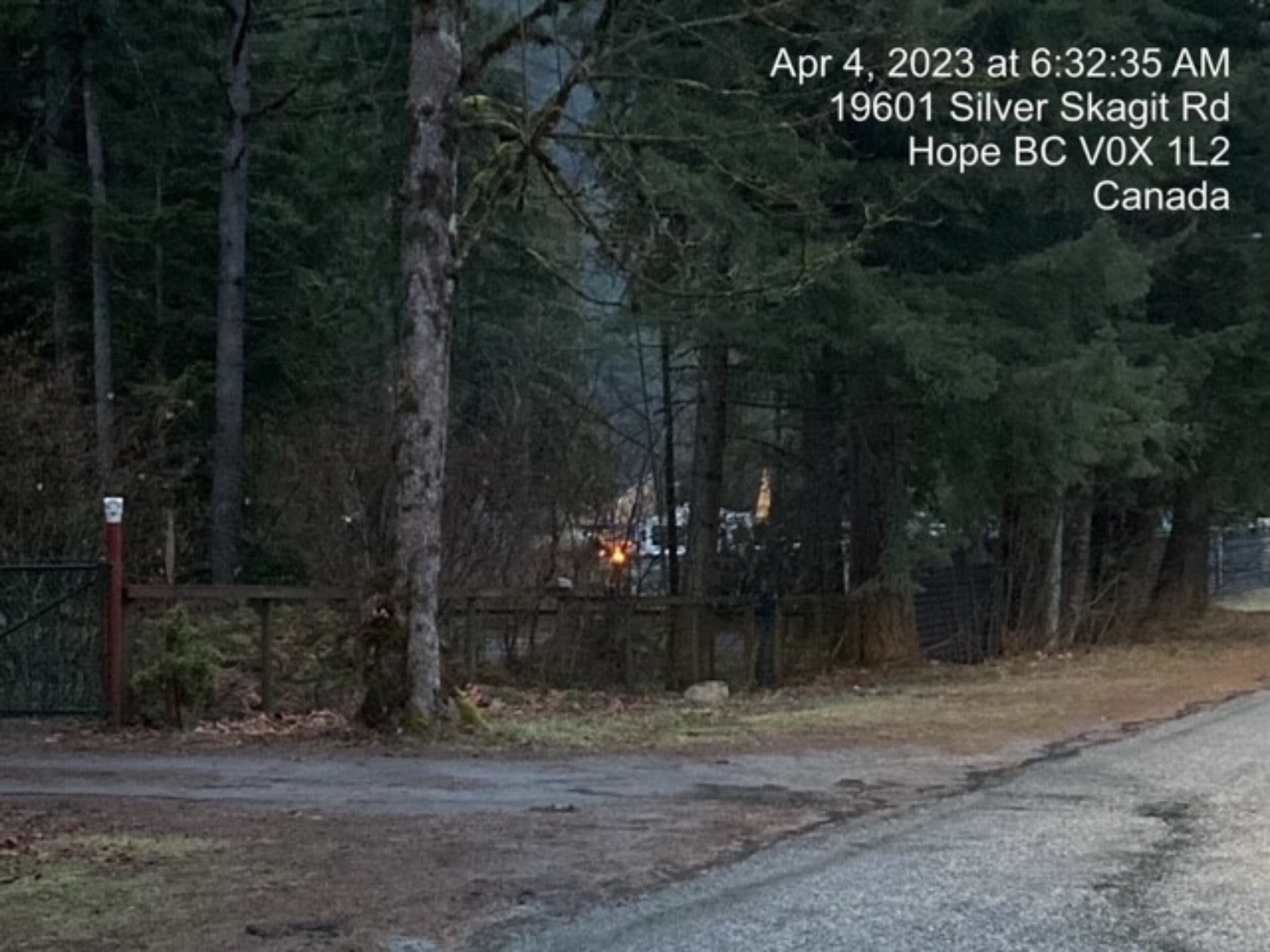
Mar 29, 2023 at 2:14:06 PM
19732-19870 Silver Skagit Rd
Hope BC V0X 1L2
Canada



Apr 3, 2023 at 6:27:48 AM
19872-19904 Silver Skagit Rd
Hope BC V0X 1L2
Canada



Apr 4, 2023 at 6:32:35 AM
19601 Silver Skagit Rd
Hope BC V0X 1L2
Canada



Apr 14, 2023 at 4:27:29 PM
19623 Silver Skagit Rd
Hope BC V0X 1L2
Canada



From: Kathy Gordin <[REDACTED]>
Sent: June 4, 2024 3:29 PM
To: dbellingham@hope.ca <dbellingham@hope.ca>
Subject: rezoning along the Silver Skagit road to light industrial

Dear Council Members,

I am writing to voice my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaws for the properties located at 19652 and 19683 Silver Skagit Road. The decision to rezone these areas from Country Residential (CR-1) to Light/Service Industrial (I-2) raises significant environmental and community concerns.

The Silverhope River, which flows near these properties, is a crucial spawning ground for local fish species. This river is more than a scenic feature; it is a lifeline for our region's aquatic biodiversity. Industrial activities could introduce pollutants and disrupt the natural habitat, potentially causing irreversible damage to the spawning cycles and overall health of the river's ecosystem. Our community has a responsibility to safeguard these natural resources for future generations.

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There are also significant concerns regarding property values. The introduction of industrial activities could lead to a decrease in property values in the surrounding residential areas. The appeal of our community lies in its natural beauty and tranquility, qualities that could be compromised by industrial development.

In light of these concerns, I urge the Council to reject the proposed amendments. Our focus should be on preserving the environmental integrity of the Silverhope River and maintaining the peaceful residential character of our community. Sustainable development that respects both our natural surroundings and the well-being of our residents should be our priority.

Thank you for considering my perspective on this important matter. I trust that the Council will take these concerns seriously and act in the best interest of our community and environment.

Sincerely,

Kathy Gordin

Tom Berry Rd Hope BC

From: [REDACTED]
Sent: Tuesday, June 4, 2024 12:59:51 PM
To: Donna Bellingham <dbellingham@hope.ca>
Subject: Proposed Silver Skagit development

Dear Council Members,

I would like to express my strong opposition to the proposed amendments to the Official Community Plan and Zoning Bylaws for the properties located at 19652 and 19683 Silver Skagit Road. The decision to rezone these areas from Country Residential (CR-1) to Light/Service Industrial (I-2) raises significant environmental and community concerns.

The Silverhope River, which flows near these properties, is a crucial spawning ground for local fish species. This river is more than a scenic feature; it is a lifeline for our region's aquatic biodiversity.

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I urge the Council to reject the proposed amendments. Our focus should be on preserving the environmental integrity of the Silverhope River and maintaining the peaceful residential character of our community.

Sustainable development that respects both our natural surroundings and the well-being of our residents should be our priority.

Thank you for taking the time to read my letter. I trust that the Council will take these concerns seriously and act in the best interest of our community and environment.

Sincerely,
Rachel Tutte

[REDACTED] Old Yale Road, Hope, BC
[REDACTED]

Mr. Mayor and City Council,

Tuesday, June 4th, 2024

I am writing to you in regards to the proposed amendment to change the two lots #19652 and #19683 on Silver Skagit Road from 'Country Residential' to 'Light/service Industrial'. I am asking you to vote against this amendment for the following reasons:

1. Noise, dust and increased traffic on the Silver Skagit road, affecting local residents and the residents across the creek on Foster Road, Gagnon Place and at the end of Old Yale Road.
2. Danger to pedestrians walking along Silver Skagit Road. This road is quite narrow and is already dangerous with vehicles speeding along it.
3. Leaching oil and gasoline impacting the water and health of Silver Creek and the already struggling Salmon run.
4. More industry in Silver Creek. When Silver Creek was amalgamated into the Hope District, City Council promised that Silver Creek would NOT become the industrial area of Hope. That promise has been continually broken with increased industry all along Flood Hope Road, with the latest being the two properties on Richmond Hill.
5. Our house taxes keep increasing while our standard of living goes down with increased pollution, noise, dust and traffic, especially trucks barreling past Silver Creek School, and using their J brakes on the highway.

Thank you for your time and for considering how this amendment will negatively impact the residents of Silver Creek.

Sincerely,

Sheila Asdal

██████ Birch Street

Hope, B.C.

I am writing to register my opposition to the approval to the change in zoning from Country Residential to Light Industrial being considered for these two neighboring properties and ask that you please consider the following objections:

- First, the properties in question already operate as 'Light Industrial'. In this regard there is an appearance that the applicant is requesting approval for activities that have been conducted for years, seemingly in violation of the district's own by-laws.
- Approving this rezoning application has profound implications on how the Good Neighbour Policy will be applied, generously expanding the threshold for noise infractions and hours of operation to accommodate whatever industrial activities are or will be authorized. Approving this application means the GNP will be applied differently to residents of the area in a way that unfairly broadens the applicant's rights at the expense of our own.
- I would urge the district to recognize the disproportionately harmful repercussions that residents are being asked to bear, both in quality of life and the potentially devastating impact on property values. The inevitable increase in noise, vibration and dust, along with an expansion of operating hours, can only add to an already intolerable living situation for those of us in proximity.

When considering the approval of this application, I would also ask whether it represents value to the district and the applicant such that it justifies the severe and punitive impact on us relative to the concerns raised above, especially when considering the on-going dispute with the district regarding our concerns with 19583 Silver Skagit Rd.

In addition to the concerns I have already raised, I would like to include the following which are recognized as legal grounds for disputing a proposed application in BC:

- **Disproportionate Impact:** that the proposed rezoning disproportionately harms specific groups (e.g., low-income residents, marginalized communities, or vulnerable ecosystems).

Approval of this application effectively makes the proximate residents a 'marginalized group' by forcing us to bear the unnecessary and disproportionate consequences that rezoning will present. Also, a Geotechnical Hazard and Flood and Erosion Hazard Area seems to fit perfectly within the 'vulnerable ecosystem' designation.

- **Contravention of Official Community Plans (OCPs):** When the rezoning conflicts with established OCPs.

Approval of this application violates the principles and objectives of the District and the Province's policy on development in a Hazard area (Page 115, of the Justification and Objectives Section, Geotechnical Hazards DPA in the IOCP, stating that:

“The District of Hope and the Province of British Columbia are responsible for the mitigation of geotechnical hazards through the Local Government Act. The objectives of the Geotechnical Hazard DPA are to restrict development in areas noted as subject to geotechnical hazards and to protect development from such geotechnical hazards’

The district is obligated by its own standards to show that light industrial activities, whatever they may be, pose no additional threat. Have any tests been done to determine the impact that clear cutting, blasting and road construction, noting that this work has already been done with the district’s knowledge, without district approval, in a sensitive area currently zoned Country Residential?

- **Lack of Public Benefit:** When rezoning doesn’t provide sufficient public benefits.

I would contend that the district would struggle to find that there is ANY public benefit to light industrial activities in the middle of a residential neighborhood, let alone being able to define it as 'sufficient'. It should certainly be the district's burden to demonstrate whether these standards are met prior to approval

Finally, when considering the approval of this application, I would ask whether it represents value to the district and the applicant such that it justifies the severe and punitive impact onus in light of the concerns raised above, especially when considering the on-going dispute with the district regarding our concerns with 19583 Silver Skagit Rd.

Respectfully,

Vernon Baker