



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

Monday, January 23, 2022 at 6:30PM

IMPORTANT: FOR ATTENDEES – MASKS ARE OPTIONAL

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 amendment to the *District of Hope Zoning Bylaw No. 1324, 2012* as follows:

- ***District of Hope Zoning Amendment Bylaw No. 1542, 2023***

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; 21636 with civic addresses of **21636 and 21696 Thacker Mountain Road.**

Chairperson Statement to be read.

District of Hope Zoning Amendment Bylaw No. 1542, 2023:

To rezone the two neighboring properties at 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 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 4pm Wed. January 18th three 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 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 YDYD 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.

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. 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

-----Original Message-----

From: Jas Gill <jgill@hope.ca>

Sent: Friday, January 13, 2023 4:02 PM

To: Donna Bellingham <dbellingham@hope.ca>

Cc: Cindy Skoro <CSkoro@hope.ca>

Subject: FW: Properties at 21696 and 21636 Thacker Mt Rd lots 9 and 10

-----Original Message-----

From: rita hal [REDACTED]

Sent: January 13, 2023 4:00 PM

To: Jas Gill <jgill@hope.ca>

Subject: Properties at 21696 and 21636 Thacker Mt Rd lots 9 and 10

My name is Rita Hall and I own [REDACTED] and I am totally against these lots being rezoned. My husband and I sold these lots to [REDACTED] 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

From: ken hall [REDACTED]

Sent: Friday, January 13, 2023 3:36 PM

To: Jas Gill <jgill@hope.ca>; Donna Bellingham <dbellingham@hope.ca>

Subject: Thacker Mountian Road #21696 And #21636 Property Proposed Amendment

This sender is trusted.

Hello, Jas and Donna, Happy New Year. Just wanted to express that putting a 4plex on those lots is a bad idea because the road there is narrow with a blind corner, narrow, is steep as well, so most families have 2 cars and I don't think there is enough room for parking that many vehicles. Most of the properties up there are built on several lots, are big homes and are a little more private than the tenants a 4 plex would bring. As well I know they are [REDACTED]'s lots now but when he bought them from my Dad he expressed That he just wanted a place for his Son, I am curious if there is a building height requirement because too high of a building to make room for parking might block the million dollar views from all the properties above. Again I think Parking any cars on the street there would be dangerous. So I am not in Favour of a zoning amendment.

Thanks Ken Hall

Pauline Cattrell

██████ Thacker Mountain Road, Hope

 Zoning Amendment

Snapshot of the item below:

I strongly and emphatically oppose the Zoning Amendment ByLaw No. 1542 for the properties at 21696 and 21636 Thacker Mountain Road, Hope, BC. The proposed duplex zoning change is out of scale with the existing neighborhood which would open the door to other proposals which are undeniably not complimentary to Thacker Mountain. Any zoning changes should fit into the existing neighborhood in terms of aesthetic and scale.

It is the council's responsibility to form a community plan and one person or development group should not be able to push for change to further their own interests.

The council has to understand how this would affect the whole Thacker Mountain community and **not just the residents within 50 metres**. There is concern that some of these residents might not be currently contactable and consequently, their voices might not be heard.

It is acknowledged that now is the time to be building affordable housing in Hope, but the proposal for the sites in question is just not suitable for this community. But, most importantly, parking in this area would definitely be a major problem as the sites in question are on a narrow road and extremely close to a very sharp bend and there are no sidewalks.

THIS PROPOSAL IS NOT IN THE COMMUNITY'S BEST INTEREST.

Sincerely

Pauline Cattrell

██████ Thacker Mountain Road, Hope.