



## **AGENDA FOR THE PUBLIC HEARING**

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

**Monday, May 12, 2025**  
**to follow the Regular Council Meeting**

### **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. 1598, 2025:***

To change the Official Community Plan land use designation from Country Residential to Light/Service Industry for the portion of the property west of Silver Skagit Road at 19623 Silver Skagit Road.

- ***District of Hope Zoning Amendment Bylaw No. 1599, 2025:***

To change the zoning from Country Residential (CR-1) to Light/Service Industrial (I-2) for the portion of the property west of Silver Skagit Road at 19623 Silver Skagit Road.

**Public Submissions:** as of 4pm Wednesday, May 7<sup>th</sup>, ten public submissions have been received.

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

### **CALL FOR INPUT FROM COUNCIL AND ANY LATE SUBMISSIONS**

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***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. 1598

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

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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. 1598, 2025***”.

### ENACTMENT

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

Lot 1 District Lot 1601 Yale Division Yale District Plan 5302  
PID: 010-381-520

with the civic addresses of 19623 Silver Skagit Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby re-designated from Country Residential to Light and Service Industrial 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 14<sup>th</sup> day of April, 2025

Public Hearing was held this XX day of XXXXX, 2025

Read a third time this XX day of XXXXX, 2025

Adopted this XX day of XXXXX, 2025

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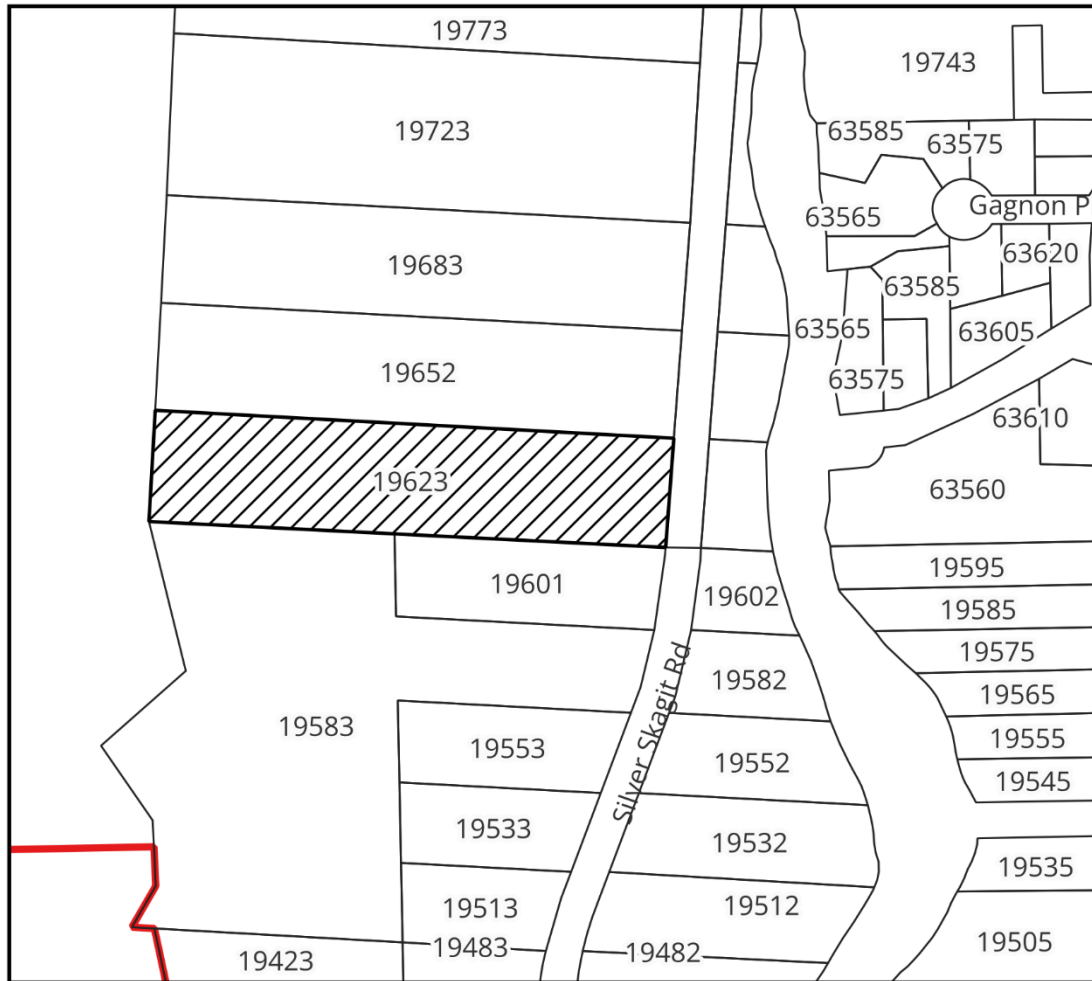
**Mayor**

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**Director of Corporate Services**

**DISTRICT OF HOPE  
BYLAW NO. 1598  
SCHEDULE "A"**

**OFFICIAL COMMUNITY PLAN AMENDMENT MAP**



FROM: COUNTRY RESIDENTIAL  
TO: LIGHT AND SERVICE INDUSTRIAL

This is Schedule "A" attached to and forming part of the **"District of Hope Official Community Plan Amendment Bylaw No. 1598, 2025."**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Corporate Services

**DISTRICT OF HOPE**  
**BYLAW NO. 1599**

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

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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. 1599, 2025***”.

**ENACTMENT**

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

Lot 1 District Lot 1601 Yale Division Yale District Plan 5302  
PID: 010-381-520

with the civic address of 19623 Silver Skagit Road as shown on Schedule “A” attached to and forming part of this bylaw are 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 14<sup>th</sup> day of April, 2025

Public Hearing was held this XX day of XXXXX, 2025

Read a third time this XX day of XXXXX, 2025

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2025

Adopted this XX day of XXXXX, 2025

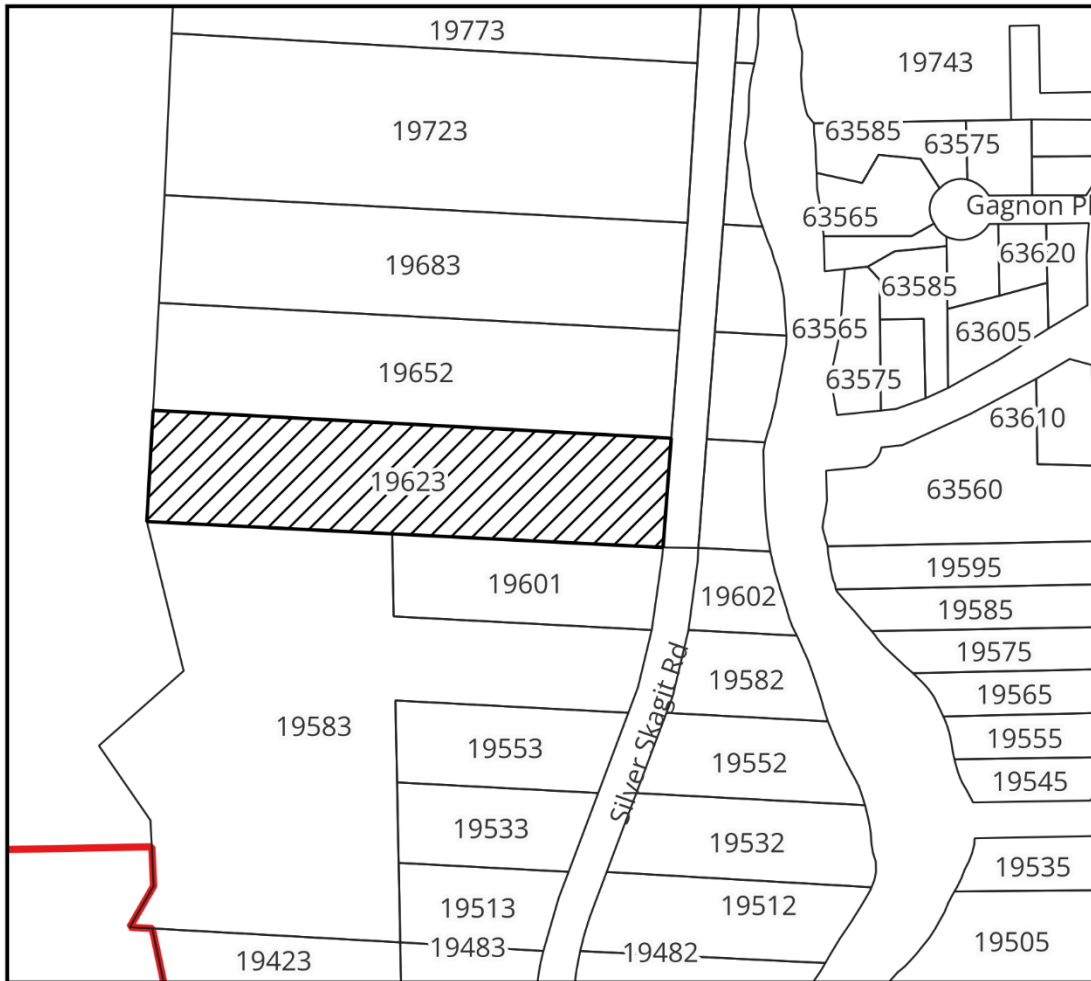
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**Mayor**

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**Director of Corporate Services**

**DISTRICT OF HOPE  
BYLAW NO. 1599  
SCHEDULE "A"  
ZONING AMENDMENT MAP**



 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. 1599, 2025."**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Director of Corporate Services**

**From:** Scott Blake <[REDACTED]>

**Sent:** Friday, May 2, 2025 12:28 PM

**To:** Planning <[planning@hope.ca](mailto:planning@hope.ca)>

**Subject:** Opposed to re-zoning 19623 Silver-Skagit Rd.

I am writing to formally oppose any proposed zoning changes on Silver-Skagit Road that would reclassify residential properties as industrial.

Silver-Skagit Road is a rural residential area valued for its natural beauty, peaceful character, and long-standing community of residents. Despite this, there has been a steady encroachment of industrial zoning along the road, and many of us are deeply concerned by the pattern that is emerging.

The decision to rezone the Jamie Davis property to industrial, with the assurance that operations would remain “business as usual,” has already proven disingenuous. That property is now being advertised as a 7-acre industrial lot with a shop for rent, signaling a clear departure from what was promised and a troubling precedent for further industrialization.

It is increasingly difficult to trust that the interests of long-time residents are being protected. These decisions seem to benefit outside commercial interests at the expense of the community that has called this area home for decades. Faith in Council and the Mayor to uphold the integrity and intent of our community’s zoning has been seriously eroded.

I respectfully urge you to reconsider any further industrial zoning on Silver-Skagit Road and to prioritize the preservation of its residential character for the sake of current and future residents.

Sincerely,

Scott Blake

[REDACTED] Silver Skagit Road

May 2 2025

**From:** K G <[REDACTED]>

**Sent:** May 7, 2025 10:32 AM

**To:** Planning <[planning@hope.ca](mailto:planning@hope.ca)>

**Subject:**

My name is Ken Gulliman.

I own the property at [REDACTED] silverskagit road.

I have supported the rezoning of the large properties from country residential to light industrial that are south of mine over the years.

I support this application 100%

I have lived on this property for 25 years. The property next to mine has been industrial since 1980 or so..... In 2020 or 2021 they had to technically rezone to light industrial there was Zero resistance from anybody in the community.

Let's keep the community of hope business friendly.

Thank you Ken Gulliman

Re: Letter of Support for OCP Amendment Bylaw No. 1598 and Zoning Amendment Bylaw No. 1599 – 19623 Silver Skagit Road

Dear Mayor and Council,

As representatives of 1209075 BC Ltd., and as individuals who both live and work along Silver Skagit Road, we would like to voice our support for the proposed amendments to the OCP and Zoning Bylaws for the property at 19623 Silver Skagit Road.

As a local business owner and someone actively invested in the economic vitality of our community, we see this rezoning as a responsible forward-thinking move. It benefits community through job creation, increased services, and local partnerships.

In our view, the proposed changes will not negatively affect the nature or livability of our neighbourhood. We understand that the property owners plan to reside on the site, which further supports the idea that they are invested in the long-term well-being of the area and would be unlikely to introduce any activity that would detract from the neighbourhood.

We believe this is a reasonable and responsible development and fully support the application.

Sincerely,

1209075 BC Ltd.

63450 Flood Hope Road

Hope, BC

To the District of Hope and Council Members,

I am writing to formally express my opposition to the proposed rezoning of 19623 Silver Skagit Road to Light/Service Industrial.

Based on my research, it appears that Piemont is a large, organized sheet metal company. The introduction of this type of industrial operation would significantly increase traffic on Silver Skagit Road—a road that is already deteriorating and inadequately maintained. The nature of the proposed activity will also result in increased noise levels, including persistent reverse-beeping and the ongoing operation of industrial machinery. These disturbances are already a source of considerable stress for current residents and would only be exacerbated.

Under the proposed zoning, allowable operational hours would be 7:00 a.m. to 9:00 p.m., seven days a week—identical to other nearby industrially zoned properties. These extended hours are not compatible with the peaceful and quiet residential environment that the District of Hope has committed to preserving for its citizens. I encourage you to revisit the section on Community Health and Well-being in your guiding documents, and consider whether this proposal truly supports a healthy and livable environment for long-time residents of the area.

It is important to note that current enforcement of noise and bylaw infractions related to existing industrial properties on this road has been insufficient. Introducing additional industrial activity will likely compound these unresolved issues. Until the District addresses and manages the existing concerns, approving further industrial rezoning would be premature.

Additionally, the District's own Map #2 classifies part of this property as a "High Hazard" geotechnical area, with the remainder listed as "Uncertain Geotechnical Hazard." The last geotechnical assessment of the area is over 30 years old, which raises serious concerns about the safety and suitability of this location for further development—especially when considering we have only one road in and out of the valley. I would like to request an updated full Geotechnical report be completed of our surrounding mountains for the safety of the residents, prior to further re-zoning in this high hazard area.

This rezoning proposal appears to disregard the interests of long-standing residents in favor of industrial expansion. There are more appropriate areas on the outskirts of Hope where such developments could be located—areas that do not border sensitive environmental regions or established residential communities. Rezoning a residential area directly across

from a spawning river and within an environmentally significant valley is, in my view, deeply concerning.

I urge the Council to revisit the Integrated Official Community Plan, particularly the sections on Residential Land Uses & Housing and Industrial Land, which emphasize the importance of separating industrial and residential zones to protect public health and safety.

I also want to express disappointment that, as of May 5, 2025, we have not received official notice of the Public Hearing. This notice is critical for residents to have adequate time to prepare a response, and the current five-day window was not met. I respectfully request that the Council amend its notification process to allow at least five business days from the date of delivery, to ensure all residents have a fair opportunity to participate.

Thank you for your time and consideration. I would be happy to welcome Council members to my home for tea, so you can experience firsthand the impact that current and proposed industrial activity is having on the health, environment, and overall well-being of our community.

Sincerely,

Erin Bessette

**From:** bernan

**Sent:** Tuesday, May 06, 2025 10:56 AM

**To:** [planning@hope.ca](mailto:planning@hope.ca)

**Cc:** [vsmith@hope.ca](mailto:vsmith@hope.ca)

**Subject:** Rezoning Application at 19623 Silver Skagit Road

In response to the Public Hearing Notification on the Silver Creek Neighbour Hood website, We are opposed to the rezoning of 19623 Silver Skagit Road.

I have no intention to sit through another farce of a Public Hearing., after attending the Jamie Davis public hearing to rezone his property on Silver Skagit Road .

It was obvious even with all the opposition from the residents of Silver Skagit that it was already a done deal.

Again, you are insulting our intelligence by having us think that this rezoning will not go the same way.

I can't imagine a large company such as Peidmont Sheet Metal would invest in a property without having full assurance that the rezoning will go through.

Obviously , another "Back room Deal" by City Hall.

If the intention is to create an industrial area one property at a time by pushing out the residents it appears to be working as the adjacent property is up for sale.. once again.

Another rezone to light industrial in our community leaves our neighbourhood wide open to more disruption , long hours of operation,,, 7am to 9pm 7 days a week is not realistic.

You all at City Hall are not subject to rock crushing, trucking and the incessant annoying beeping of a back up alarm at all hours of the day and night.

this is not a new issue, many Public Concern Forms, nieghbours gathered for a meeting with City Hall to no avail , we are always told the noise level, etc. is within the rezoning.

In hindsight we never had a problem with Jamie Davis operation,, it was the rezoning and what could possibly come in if he sold. So now both his properties are up for lease

Do we the residents have a say as to what will come in, the answer is a flat out NO. This is not a new issue,, go back to 2008 when Triwest wanted and got the rezone for 19583 Silver Skagit Road, again, all the opposition was ignored.

Our concern is the lack of trust in our council and their lack of enforcement on their own bylaws.

For example: the derelict cabins came down all but one , we were assured in writing by Robin Buekins that the last cabin would come down , the letter is dated November 5, 2024.

The cabin is still standing and the “ Penis “ graffiti is not acceptable. – No follow up from City Hall

The temporary permit across the street from the cabin does not allow a rock sorting, stock pile operation,, the loc block fence with another “Penis” graffiti is not acceptable, I was told last year that the loc block fence was put up to wash it,, well that hasn’t happened,,, again, no follow up from City Hall .

Bottom line: The applicant can tell a promising story,, City Hall approves,,, then in reality,, the business has free rein to do what they want,, there is no enforcement from the Bylaw office or Council.

We have first hand experience as can be proven by countless Public Concern forms, letters, meetings with Bylaw and the Mayor to no avail.

We are told that the activities are conducive to the zoning on the property,,, the Good Neighbour Bylaw is quoted,,,

Well in our world, a “ Good Neighbour” would have more respect , so the thought of more industrial activity coming into our neighbourhood is a worry as to our quality of life.

I would hope that this letter is counted as 2 votes against, but I guess what does that matter, when 4 Councillors made the decision for us for the rezoning of Jamie Davis property.

Thank You;

Bernd Brieze

Nancy Anderson

 Silver Skagit Road

Re: Support for OCP Amendment Bylaw No. 1598 and Zoning Amendment Bylaw No. 1599 –  
19623 Silver Skagit Road

Dear Mayor and Council,

I am writing to express my support for the proposed Official Community Plan Amendment Bylaw No. 1598 and Zoning Amendment Bylaw No. 1599 regarding the property at 19623 Silver Skagit Road

As a resident who both lives and works on Silver Skagit Road, I am directly connected to the area and its day-to-day life. Based on what has been presented, I do not believe the proposed amendments will negatively impact or hinder our lifestyle or the peaceful nature of our neighbourhood. The applicant has already invested in improving their property, including recently replacing their fencing. This not only enhances their own property but also adds to the overall curb appeal and appearance of the neighbourhood.

I also understand that the property owners intend to live in the home on the subject property, which further reassures us that their intentions are in line with maintaining the integrity and character of the area. I am confident they would not undertake any changes that would disrupt the community or the surrounding environment.

As we are seeing more properties in the area being rezoned as light industrial, I would like to see corresponding improvements to infrastructure in this part of the community. With rise in property tax revenue, I believe it is fair and necessary for the District to prioritize upgrades such as gas and water service, street lighting, and road paving. The District should begin looking more seriously at infrastructure improvements in the Flood Hope area to support this growth and zoning evolution.

I support this application and encourage its approval.

Sincerely,

Schaelyn Smith

 Silver Skagit Road

Hope, BC

Re: Public Hearing Support for Bylaws 1598 and 1599 – 19623 Silver Skagit Road

Dear Mayor and Council,

We are writing in support of the proposed OCP Amendment Bylaw No. 1598 and Zoning Amendment Bylaw No. 1599 for the property located at 19623 Silver Skagit Road.

As long-time residents who live on Silver Skagit Road, we are familiar with the area and do not believe that the proposed changes will disrupt or hinder our way of life. The quiet, rural nature of the neighbourhood is important to us, and we feel that this application respects that character.

We understand the property owners intend to live in the home themselves, which gives us confidence in their commitment to the area and its values. We believe they would act in the best interests of the neighbourhood and maintain its integrity.

As the trend of rezoning properties in our area to light industrial continues, we feel it is both reasonable and timely for the District to invest in the supporting infrastructure. The increasing property taxes in this region should be matched with visible improvements, such as extending gas and water services, installing street lighting, and paving roads. These upgrades are essential to ensure the area can sustain and benefit from ongoing development. We believe the Flood Hope area deserves greater attention and planning when it comes to infrastructure to keep pace with these changes.

We fully support this proposal and encourage its approval.

Sincerely,

Wayne and Linda Smith

██████ Silver Skagit Road

Hope, BC

**From:** Amanda Lasser <[REDACTED]>

**Sent:** Wednesday, May 7, 2025 12:30 PM

**To:** Donna Bellingham <[dbellingham@hope.ca](mailto:dbellingham@hope.ca)>

**Subject:** Rezoning for 19623 Silver Skagit Road

Hello,

I am writing in support of rezoning the property at 19623 Silver Skagit Road.

Amanda Lasser

**From:** Amanda Lasser [REDACTED]  
**Sent:** Wednesday, May 7, 2025 12:32 PM  
**To:** Donna Bellingham <[dbellingham@hope.ca](mailto:dbellingham@hope.ca)>  
**Subject:** Rezoning property 19623 Silver Skagit Road

Hello,

I am writing in support of rezoning 19623 Silver Skagit Road

Thank you,

Doug Lasser

**From:** Jim Lasser [REDACTED]  
**Sent:** Wednesday, May 7, 2025 12:31 PM  
**To:** Donna Bellingham <[dbellingham@hope.ca](mailto:dbellingham@hope.ca)>  
**Subject:** Rezoning Property 19623 Silver Skagit Road

Hello,

I am writing in support of rezoning 19623 Silver Skagit Road.

Thank you,

Jim Lasser