



## DISTRICT OF HOPE

**AGENDA FOR THE PUBLIC HEARING TO BE HELD IN  
MUNICIPAL COUNCIL CHAMBERS  
LOCATED AT 325 WALLACE STREET, HOPE, BC**

**MONDAY, JANUARY 25, 2016 AT 7:00 PM**

The purpose of the Public Hearing is to hear input on **Zoning Amendment Bylaw No. 1367, 2015**, and the purpose of the Zoning Amendment Bylaw is to amend the District of Hope Zoning Bylaw No. 1324, 2012.

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### **Zoning Amendment Bylaw No. 1367, 2015:**

To rezone the property legally described as Lot B, Plan 31084, Except Plan 39120, PID 001-775-782, 19700 Klassen Road from Rural (RU-1) to Light/Service Industrial (I-2).

### **Public Submissions:**

Letter received from Robert Smith and Linda Kellum dated December 28, 2015 (attached).

Letter received from Ministry of Transportation and Infrastructure (MOTI) dated January 4, 2016 stating a traffic impact assessment (TIA) has been requested and is currently in progress. Once the TIA has been completed and approved, MOTI will proceed with the zoning referral.

Director of Community Development to address Council regarding any late submissions received or questions from Council.

***CALL FOR INPUT FROM THE PUBLIC AND ANY SUBMISSIONS***

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*A bylaw to amend the District of Hope Zoning Bylaw 1324*

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WHEREAS pursuant to Section 903 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. 1367, 2015".

**ENACTMENT**

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

Lot B Section 5 TWP 5 RGE 26 W6M Plan 31084 Except Plan 39120,  
PID 001-775-782, 19700 Klassen Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby rezoned from the Rural (RU-1) zone to the Light/Service Industrial (I-2) zone 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 14<sup>th</sup> day of December, 2015.

Read a second time this 14<sup>th</sup> day of December, 2015.

Advertised in the Hope Standard Newspaper January 14, 2016 and January 21, 2016.

Public Hearing was held this \_\_\_\_ day of \_\_\_\_\_, 2016.

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

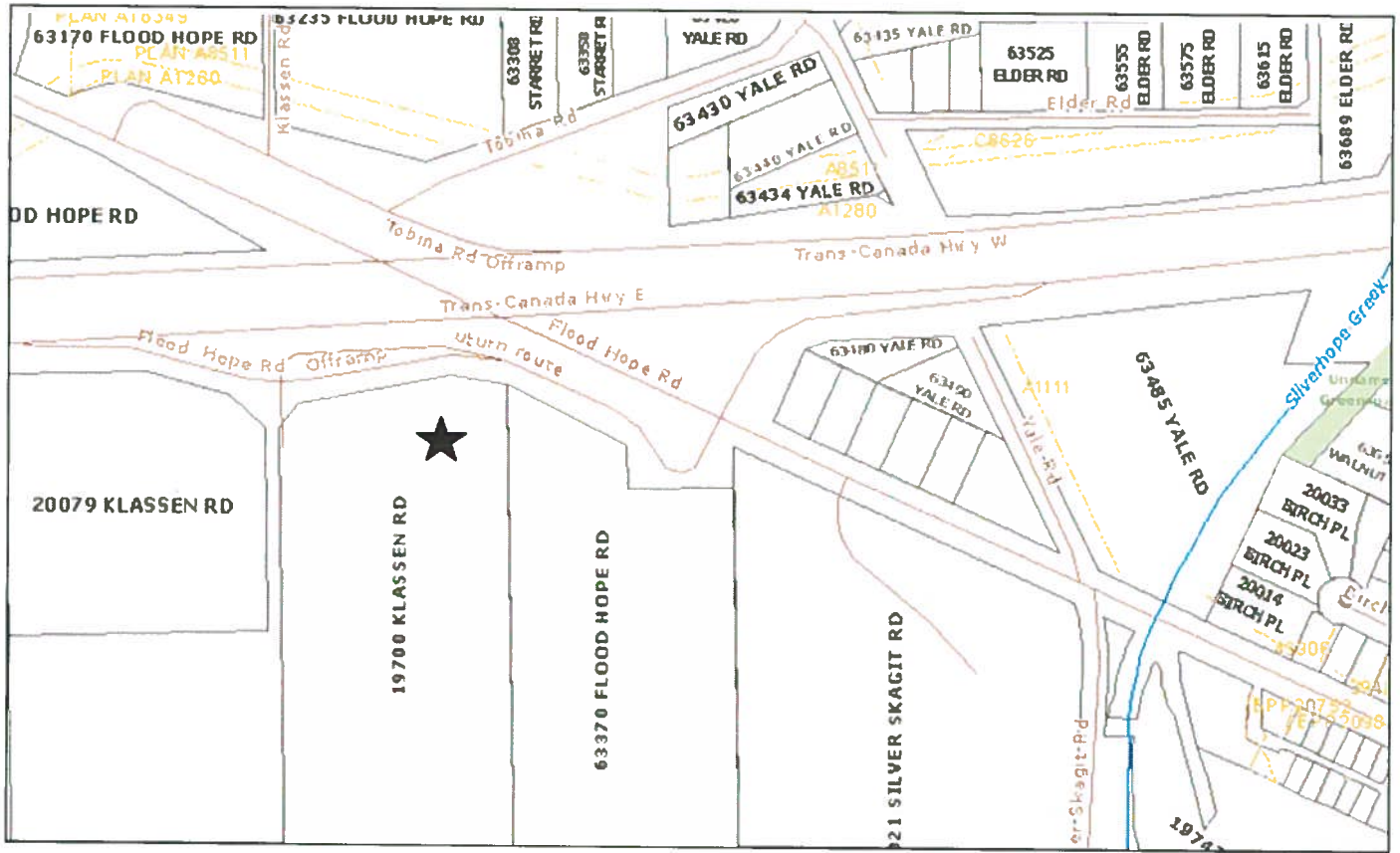
Received Ministry of Transportation & Infrastructure approval this \_\_\_\_ day of \_\_\_\_\_, 2016

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

DISTRICT OF HOPE  
 BYLAW NO. 1367  
 SCHEDULE "A"  
 ZONING AMENDMENT MAP



SUBJECT PROPERTY: ★  
 FROM: Rural (RU-1)  
 TO: Light Service Industrial (I-2)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1367, 2015"

\_\_\_\_\_  
 Mayor

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

## Wendy Dalman

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**From:** Cindy Skoro  
**Sent:** January-19-16 11:33 AM  
**To:** Donna Bellingham  
**Cc:** Wendy Dalman; Jas Gill  
**Subject:** Rezoning of the Property at 19700 Klassen Road - Bylaw 1367  
**Attachments:** Scan\_20160104.pdf; Scanned from a Xerox multifunction device.pdf

Donna,

For the January 25, 2016 Public Hearing records on the proposed rezoning of the property at 19700 Klassen Road from Rural (RU-1) to Light/Service Industrial (I-2) the Community Development Department can confirm that:

- On December 23, 2015 notices were mailed to neighboring property owners/residents within a 300 metre radius of the subject property exceeding the requirements of the District of Hope Application Procedures & Public Hearing/Information Meeting Bylaw No 13/93.
- A copy of the Public Hearing Notice was placed on the District's website on January 4, 2016 and a binder of information complete with staff's report and the proposed amendment bylaw was created and left out on the District Hall counter for public view.
- The first advertisement announcing the proposed amendment bylaw and Public Hearing date was published in the January 14, 2016 edition of the Hope Standard and the second ad is scheduled to appear in the January 21<sup>st</sup> edition.
- On December 22, 2015, the Ministry of Transportation & Infrastructure were informed of the proposed rezoning change as the property is within 800 metres of a highway. Their comments have been attached for the record.
- The required rezoning sign was placed on the subject property on January 14, 2016.

All of the above meets or exceeds the requirements of the District of Hope Application Procedures & Public Hearing /Information Meeting Bylaw No. 13/93, *Local Government Act* and *Community Charter*.

As of the date and time of this e-mail, the District of Hope has received one letter from the area residents.

**Cindy Skoro**  
Planning Assistant  
Community Development Department

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**RECEIVED**  
**DEC 29 2015**  
**DISTRICT OF HOPE**

Dec. 28, 2015-12-28

To: District of Hope

Re: Zoning Amendment bylaw #No. 1367 for the property at 19700 Klassen Road.  
RU-1 – I-2 (Lot B Plan 31084 Except Plan 39120 PID 001-775-782.

As owners of \_\_\_\_\_, we would like to see this rezoned, as it would be very beneficial to the District of Hope and surrounding properties. As we will not be able to attend the meeting, this letter is our support to have it rezoned.

Thanks

  
Robert W. Smith

  
Linda A. Kellum



Your File #:  
eDAS File #: 2015-06428  
Date: Jan/04/2016

c/o District of Hope  
325 Wallace Street  
Hope, British Columbia V0X 1L0  
Canada

Attention: Cindy Skoro

**Re: Proposed Bylaw 1367 for:**  
PID 001-775-782, Lot B, Plan 31084  
Map: 1328413,493478  
19700 Klassen Road, Hope

A traffic impact assessment (TIA) has been requested and is currently in progress. When the TIA has been completed and is approved by staff we will proceed with the zoning referral.

If you have any questions please feel free to call Jennifer Powers at (604) 795-8210.

Best Regards,

Jennifer Powers  
Area Development And Operations Technician

Attachment

Local District Address
Chilliwack Area Office 45890 Victoria Avenue Chilliwack, BC V2P 2T1 Canada Phone: (604) 795-8211 Fax: (604) 795-8214