



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

**MONDAY, APRIL 11, 2016 AT 7:00 PM**

The purpose of the Public Hearing is to hear input on **Official Community Plan Amendment Bylaw No. 1371, 2016**, to amend Official Community Plan Bylaw No. 1147, 2004. The purpose of the Public Hearing is also to hear input on **Zoning Amendment Bylaw No. 1372, 2016**, to amend District of Hope Zoning Bylaw No. 1324, 2012.

---

**Official Community Plan Amendment Bylaw No. 1371, 2016:**

To re-designate the property legally described as Lot A, Section 14, Township 5, Range 26, West of the 6<sup>th</sup> Meridian, Yale Division Yale District, Plan 17642, PID 008-378-771, 21792 Union Bar Road from Limited Use to Country Residential.

**Public Submissions:**

Letter received from Michael A. Bodner dated April 7, 2016.

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***

---

**Zoning Amendment Bylaw No. 1372, 2016:**

To completely rezone the property legally described as Lot A, Section 14, Township 5, Range 26, West of the 6<sup>th</sup> Meridian, Yale Division Yale District, Plan 17642, PID 008-378-771, 21792 Union Bar Road from Limited Use (L-1) to Country Residential (CR-1).

**Public Submissions:**

Letter received from Michael A. Bodner dated April 7, 2016.

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***

---

*A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1147*

---

Whereas the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw No. 1147 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. 1371, 2016".

**ENACTMENT**

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

Lot A Section 14 TWP 5 RGE 26 W6M YDYD Plan 17642,  
PID 008-378-771, 21792 Union Bar Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby re-designated from Limited Use to Country Residential and Figure 4 Kawkawa Lake Land Use Map of the District of Hope Official Community Plan Bylaw 1147 is hereby amended to reflect this re-designation.

Read a first time this 29<sup>th</sup> day of March, 2016

Read a second time this 29<sup>th</sup> day of March, 2016

Advertised in the Hope Standard Newspaper March 31, 2016 and April 7, 2016

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

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

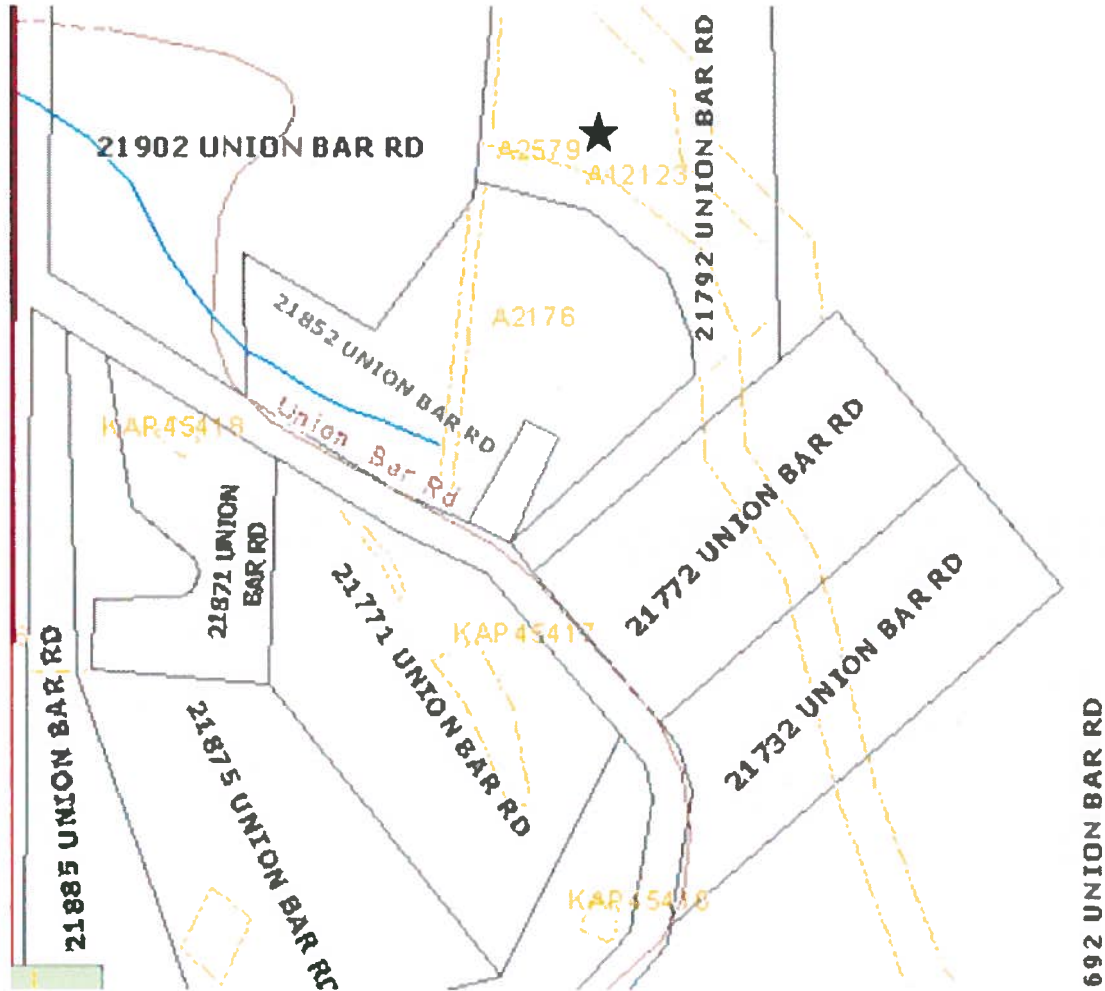
Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor

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

District of Hope  
BYLAW NO. 1371  
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★

FROM: LIMITED USE

TO: COUNTRY RESIDENTIAL

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1371, 2016"

\_\_\_\_\_  
Mayor

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



# THE DISTRICT OF HOPE

## BYLAW NO. 1372

*A bylaw to amend the District of Hope Zoning Bylaw 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. 1372, 2016".

### ENACTMENT

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

Lot A Section 14 TWP 5 RGE 26 W6M YDYD Plan 17642,  
PID 008-378-771, 21792 Union Bar Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby rezoned from the Limited Use (L-1) zone to the Country Residential (CR-1) zone and the Zoning Map Schedule "B" of the District of Hope, Zoning Bylaw 1372, 2012 is hereby amended to reflect this rezoning.

Read a first time this 29<sup>th</sup> day of March, 2016.

Read a second time this 29<sup>th</sup> day of March, 2016.

Advertised in the Hope Standard Newspaper March 31, 2016 and April 7, 2016.

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

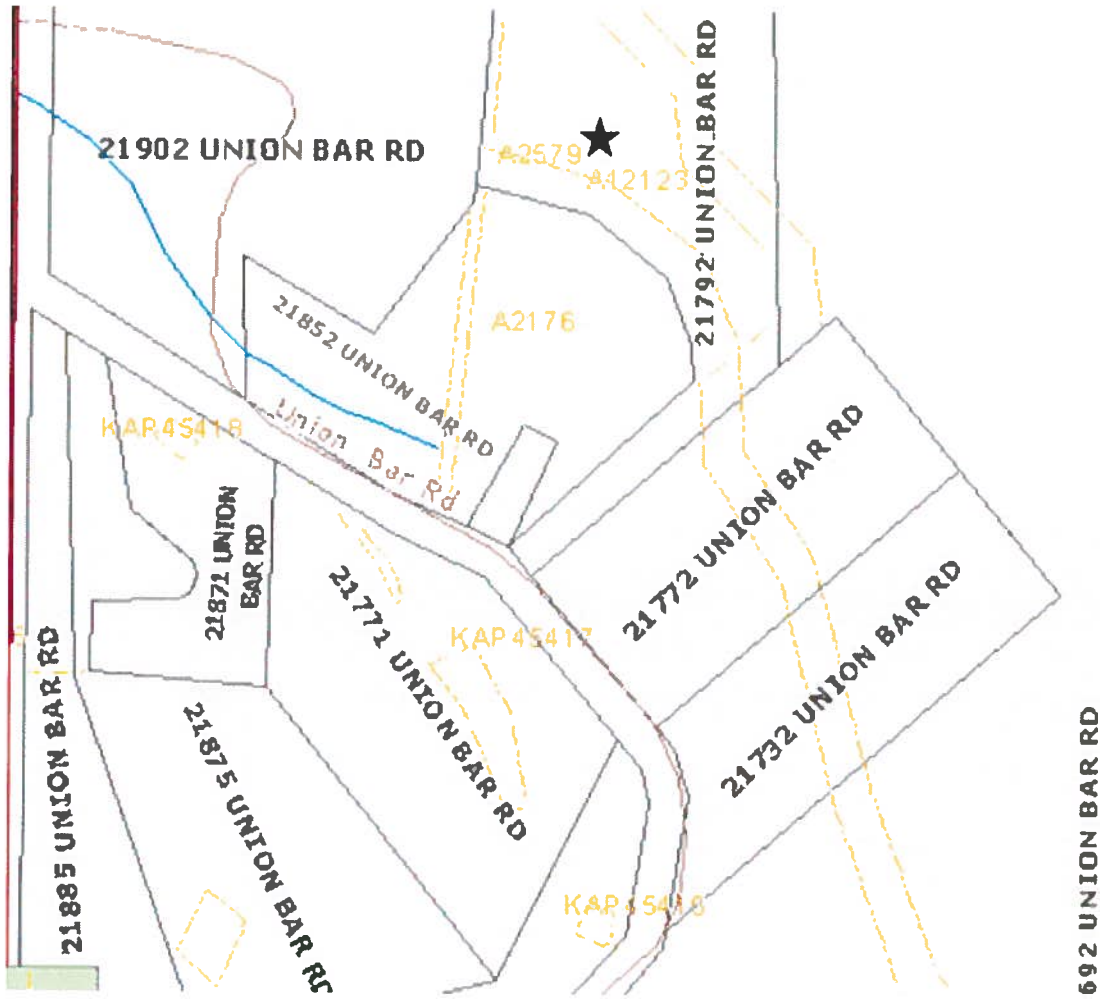
Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
Mayor

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

DISTRICT OF HOPE  
BYLAW NO. 1372  
SCHEDULE "A"  
ZONING AMENDMENT MAP



SUBJECT PROPERTY TO BE REZONED: ★

FROM: LIMITED USE (L-1)

TO: COUNTRY RESIDENTIAL (CR-1)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1372, 2016"

\_\_\_\_\_  
Mayor

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

## Wendy Dalman

---

**From:** Cindy Skoro  
**Sent:** April-06-16 1:15 PM  
**To:** Donna Bellingham  
**Cc:** Jas Gill; Wendy Dalman  
**Subject:** April 11/16 Public Hearing - Bylaws 1371 and 1372

Hi Donna,

For the April 11, 2016 Public Hearing records on Official Community Plan Amendment Bylaw NO. 1371 and Zoning Amendment Bylaw No. 1372 to re-designate the property at 21792 Union Bar Road to Country Residential and rezone the property to Country Residential (CR-1) the Community Development Department can confirm that:

- On March 30, 2016 notices were mailed to neighboring property owners/residents within a 100 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 March 31, 2016.
- The first advertisement announcing the proposed amendment bylaws and Public Hearing date was published in the March 31, 2016 edition of the Hope Standard and the second ad is scheduled to appear in the April 7, 2016 edition.
- The Ministry of Transportation & Infrastructure were not informed of the proposed rezoning change as their signature is not required on the bylaws as the property is outside of the 800 metres of a highway.
- The required rezoning sign was placed on the subject property on April 1, 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 no written submissions from area residents.

**Cindy Skoro**  
Planning Assistant  
Community Development Department

---



325 Wallace Street, PO Box 609, Hope, BC V0X  
1L0  
Toll Free: 1-866-226-HOPE (4673)  
Phone: 604-869-5671 | Fax: 604-869-2275  
Email: [cskoro@hope.ca](mailto:cskoro@hope.ca)  
Website: [www.hope.ca](http://www.hope.ca)

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message.

RECEIVED

APR 07 2016

DISTRICT OF HOPE

3500 LDP 3/16 Bylaws 1371 & 1372

07 April 2016

District of Hope Council

Official Community Plan Amendment Bylaw 1371 and Zoning Amendment Bylaw 1372 for Property at 21792 Union Bar Road

Refs: A. Report to Hope Council, 3500 LDP 3/16 Bylaws 1371 & 1372, 29 Mar 16  
B. Meeting Mike Bodner/Jas Gill, 6 Apr 16

1. I am Michael A Bodner, co-owner of the property at the address of [REDACTED], Hope BC, who represents the two other co-owners, F Joyce Bodner and Robert R Bodner. Our property is known as [REDACTED], and is just beyond the District of Hope, North of the subject property. One significant Easement and a Right of Way are registered to our property, collectively known as A12123, and they cross over the subject property allowing us our only access to Union Bar Road. We have been advised that these are not typical transit easements as they apply to over, upon and under said lands.

2. For more than 10 years, the issues surrounding the Easement and Right of Way have resulted in considerable friction, leading to a number of letters to the subject property owners, the most recent from our lawyers at Baker Newby in Chilliwack. The Easement and Right of Way issues have yet to be resolved.

3. This new proposal would see a portion of our Easement and Right of Way become a common driveway, the transit of our vehicles through the back yards of two additional properties, and the increased risk that any subsequent lot clearing would jeopardize the integrity of our Right of Way.

4. I wish to express my concerns and object to the proposed amendments as currently written in reference A. The reference and proposal does not address the L22 Easement details and impact, nor does it address the outstanding issues associated with our Right of Way, as explained at reference B.

5. Thank you for the opportunity to share our concerns.



MA Bodner  
Lieutenant-Colonel (retired)  
Diesel Kennel Farm  
[REDACTED]