



**THE CORPORATION OF THE VILLAGE OF ASHCROFT**  
**PUBLIC HEARING AGENDA**  
**TO BE HELD IN THE COUNCIL CHAMBERS**  
**OF THE VILLAGE OFFICE AT 5:30 PM ON MONDAY, July 25, 2022**

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1. **CALL TO ORDER**

2. **RULES OF PROCEDURES**

3. **REVIEW OF REPORT**

Daniela Dyck, CAO

4. **NOTICE OF PUBLIC HEARING**

In consideration of OCP and Zoning Amendment applications for the property located at 100 Barnes Street:

1. OCP Amendment from low density to medium density designation; and
2. Zoning Amendment from Residential (R1) to Multi Residential (RM1)

5. **SUBMISSIONS**

4.1 **Written Submissions**

4.2 **Verbal Submissions**

6. **ADJOURNMENT**

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## **CORPORATION OF THE VILLAGE OF ASHCROFT**

### **PUBLIC HEARING – RULES OF PROCEDURES**

1. The Public Hearing this evening is being convened under the provisions of the British Columbia Local Government Act to hear submissions related to the proposed OCP and Zoning amendment to redesignate the property located at 100 Barnes Street in Ashcroft, BC from low density residential (R1) to medium density residential (RM1).
2. This is the public's opportunity to make representations to Council. All persons present who believe that they are affected by these proposed amendment bylaws shall be given a reasonable opportunity to be heard.
3. Written submissions will be read out so everyone in attendance is aware of the contents
4. Verbal submissions are permitted subject to the following:
  - a. All presenters must state their legal name and address;
  - b. All presenters will be provided time to make their presentations and express their concerns in favour to or opposed to the proposed OCP and Zoning Amendment Bylaws;
  - c. The main function of this Public Hearing is to listen to your views. Council will not debate the matter of the proposed bylaws with individual citizens but members of Council may ask questions of you following your presentation;
  - d. No one will be, or should feel, discouraged or prevented from making their views heard. Your only opportunity to comment on the proposed bylaws is during the Public Hearing as members of Council may not receive further submissions, verbal or in writing, after the close of this Public Hearing.
5. I'll now ask the Chief Administrative Officer/Corporate Officer to confirm publication of the Notice of Public Hearing, as required by legislation, and if there are any written submissions for Council's consideration.
6. I will now call for presentations from members of the public. CAO, Daniela Dyck is present tonight to answer questions that you may have and to provide clarity.
  - Public presentations
7. Call a first time for presentations from the public. Call a second time for presentations from the public. Call a third time for presentations from the public.
8. Hearing no further speakers, I declare this Public Hearing Closed.

## MEMO

**DATE:** July 25, 2022  
**FROM:** Daniela Dyck, Chief Administrative Officer  
**SUBJECT** **OCP and Zoning Amendment Application**

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### **PURPOSE:**

To meet legislated requirements S. 464 of the Local Government Act. *“At the public hearing, all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.”*

### **BACKGROUND:**

The property owner of 100 Barnes Rd. has applied for a OCP and Zoning amendment to redesignate the property from low density residential (R1) to medium density residential (RM1). The property is currently zoned R1 and has a “grandfather” clause attached as legal non conforming. Under the new mortgage guidelines, the “legal non-conforming” clause restricts financial institutions from providing mortgages for the property.

In consultation with the TNRD Planning Department the property owner has met all requirements that eliminate risk to Council if the redesignation is granted. The property owner has completed a home inspection, fire code inspection and the dwellings have received a sealed report by a Professional Engineer/Architect certifying that life-safety codes are met. The home inspector, fire chief and architect agree that the dwellings are safe with one caveat which is replacement of front steps and hand rails compliant to BC Building Code 2018. These must be installed at the earliest convenience. A contractor has been confirmed; however, the work will be delayed for some time as the contractor has other current commitments.

Process for the Zoning and OCP redesignation requires MOTI referral as the property is within 800 metres of a designated highway. The referral package was forwarded to MOTI and was returned to the Village with MOTI stating “no objection” to the OCP and Zoning amendments.

The Public Hearing is the final legislated requirement prior to Council moving forward with OCP and Zoning Amendment Bylaw process for adoption.

### **Respectfully Submitted by:**



Daniela Dyck,  
Chief Administrative Officer

### **Attachment:**

Public Hearing Notice

**NOTICE OF PUBLIC HEARING**

**When?**  
**Monday,**  
**July 25, 2022**  
**5:30 p.m.**

**For info & submissions**



**Mail**

PO BOX 129  
 Ashcroft, BC  
 VOK 1A0



**Phone**

(250) 453-9161



**Email**

[ea@ashcroftbc.ca](mailto:ea@ashcroftbc.ca)

**Fax**

(250) 453-9664

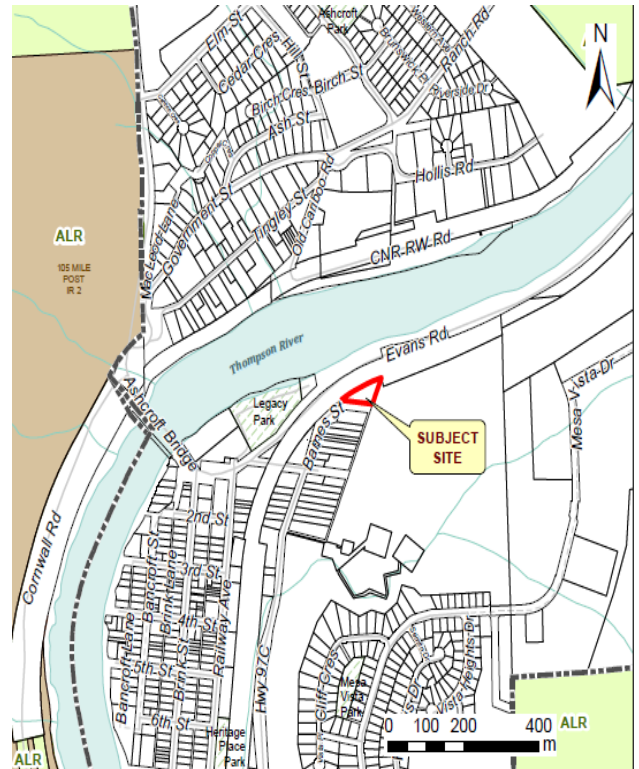
Village of Ashcroft Council gives notice that it will hold a Public Hearing at 601 Bancroft Street, Ashcroft, BC, to consider proposed Bylaws 854, 2022 and 855, 2022.

**What is the Official Community Plan Amendment Bylaw No. 855, 2022?**

It is a change to Official Community Plan Bylaw No. 822, 2018 to redesignate 100 Barnes St.; legally described as Lot 1, Plan KAP33995, District Lot 423, Kamloops Div of Yale Land District; PID - 003-032-361.is re-designated from Low Density Residential to Medium Density Residential as shown highlighted in red on the adjacent map.

**What is the Zoning Amendment Bylaw No. 854, 2022?**

It is a change to Zoning Bylaw No. 823, 2018 Lot 1, Plan KAP33995, District Lot 423, Kamloops Div of Yale Land District; PID - 003-032-361. (100 Barnes St.) is rezoned from Residential (R1) to Multi Residential (RM1) as shown highlighted in red on the adjacent map.



**Purpose:**

To rezone the subject property from R1 Residential to RM1 Residential Multiple Family and to amend the Official Community Plan designation from Low Density Residential to Medium Density Residential to enable 2 non-conforming dwellings on the property to be brought into zoning compliance.

All persons who believe that their interest in property may be affected by the proposed Bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing. Additionally, they may make written submissions on the matter (via any of the adjacent options) which must be received at our office prior to 4:00 p.m. on the 22<sup>nd</sup> day of July, 2022. While written submissions are encouraged during this time, anyone wishing to attend the public hearing in person to speak may do so. Alternately, livestreaming or telephone option is available by contacting the Village before 2:00 pm on July 25<sup>th</sup>, 2022 to arrange meeting access. The entire content of all submissions will be made public and form a part of the public record for this matter.

**How do I get more information?**

Copies of OCP Amendment Bylaw No. 855, 2022 and Zoning Amendment Bylaw 854, 2022 and all supporting information are available for viewing from 8:00 a.m. to 4:00 p.m., Monday - Friday (except statutory holidays) at our office from July 11, 2022 until 4:00 p.m. the day of the Hearing by contacting the Village to book a time for a viewing appointment.

*No representations will be received by Council after the Public Hearing has been concluded.*

Daniela Dyck, Chief Administrative Officer