



THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, November 24, 2025
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Bonny Graham
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Dusty Smith
Councillor Heather Stewin

Council Members Absent: Councillor Pauline Newbigging

Staff Present: John Fortolccky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer
Danielle Laporte, Communications System Analysis Advisor

Others Present: 15 members of the public and 1 Media

On-Line: Bob Fleming, Applicant

Mayor Smith called the Public Hearing to order at 7:00 p.m.

The Director of Corporate Services read the Chairperson Statement and noted that 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***.

- ***District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025:***

To change the Official Community Plan land use designation for the property at 62870 Flood Hope Road from Highway Commercial to Light Industrial.

- ***District of Hope Zoning Amendment Bylaw No. 1610, 2025:***

To change the zoning for the property at 62870 Flood Hope Road from Rural (RU-1) to Light/Service Industrial (I-2).

The Director of Corporate Services advised that 4 public submissions and 29 signed petition forms were received and included in the agenda package. She also noted that the Applicant, Mr. Bob Fleming, was attending the Hearing via Teams as his plane was delayed and grounded at the Calgary airport.

The Mayor called for any questions or comments from the public or members of Council.

Anthony Lapper, resident of Flood Hope Road, noted concerns regarding reduced quality of life, runoff affecting water systems, septic systems, and infrastructure being built on the subject property prior to the bylaws being adopted. He added that residents did not receive an environmental impact study, that there was a lack of proper process, and asked that Council consider requiring mitigative measures such as hedges and height restrictions.

Billie Shauer, resident of Flood Hope Road, noted concerns regarding proximity to residential homes, height and size of the project, the large amount of infrastructure already installed, and increased volume of truck traffic.

Rebecca McNeil, resident of Flood Hope Road, noted concerns regarding consequences to the water table, noise disruptions, pipeline right-of-way, building heights, infrastructure being built on the subject property prior to the bylaws being adopted, and a lack of information regarding intended uses for the property in the notices she received. She added that residents in their mobile home park have experienced issues and disruptions in the past with work related to pipeline construction.

Ken Hall, resident of the District of Hope, noted that the District needs more industrial properties, but that he wants to make sure things are done properly. He added that he spoke to a representative of Q-Line Trucking and was advised that they intend to haul hazardous materials.

Kelvin Anderson, resident of Flood Hope Road, noted concerns regarding issues and disruptions in the past with work related to the pipeline construction, infrastructure being built on the subject property prior to the bylaws being adopted, and what actions the District will take to enforce its bylaws. As well, what will happen when they leave a contaminated site. He noted that the District needs more residential uses and that he is opposed to this proposal.

Bruce March, resident of Silver Ridge Estate, noted concerns regarding safety, environmental, narrow shoulder on Flood Hope Road for pedestrians and truck traffic, and added that he would like to see sidewalks or other safety measures installed.

Terri Jo Lavallee, resident of Flood Hope Road, noted concerns regarding potential noise as well as issues and disruptions in the past with work related to pipeline construction.

Bob Fleming, the applicant, noted that Q-Line Trucking is relocating from their Abbotsford location, that their typical hours of operation are 7:30 a.m. to 6:00 p.m., and that all seven of their trucks are 2021 or newer with federally mandated exhausts to address noise. He added that no hazardous materials will be stored on the property, two of their drivers live in the community, and that any residents with concerns regarding their drivers can reach out to their safety department. It was noted that the owner, and not Q-Line Trucking, has installed septic tanks on the property.

Anthony Lapper, resident of Flood Hope Road, noted concerns regarding maintenance of vehicles and associated regulations and asked what is happening to the balance of the lands not utilized by Q-Line?

Bob Fleming, the applicant, noted that some loads may be stored at the nearby Flying J Truck Stop when necessary, Q-Line Trucking will not significantly increase truck traffic in the area, the majority of their fleet is comprised of company trucks, and that their trucks have electronic logs that monitor for excessive speeding. Mr. Fleming noted that their plan is to lease three acres on the top section; only the gravel area and it will have a small office structure that will be a single story.

He added that they haul various loads comprised of lumber, pipes and machinery for forestry works, not large scale tanks or dangerous goods. There are six trucks for local operation and the truck drivers are employees all mandated to electronic logs.

Ken Hall, resident of the District of Hope, noted that once a rezoning is completed the use of the property could change. He added that the nearby My Garage property installed a concrete wall adjacent to neighbouring residential properties to minimize noise.

Council noted that the *Good Neighbour Bylaw* restricts the hours during which noise can be created. The Director of Community Development confirmed that there is no zone that allows 24/7 operations that emit noise.

Bob March, resident of Flood Hope Road, expressed concerns about the speed limit, it is currently 60 km, people drive faster than that, Council should look to reduce the speed limit.

Kelvin Anderson, resident of Flood Hope Road, noted concerns regarding Bylaw Enforcement following up on complaints, the enforcement of bylaws, and the lack of control over what the property will be used for in the future after rezoning.

Council noted that residents need to follow the correct process to submit complaints to the District, which includes submitting a Public Concern Form to District Hall so that a paper trail is created and the correct departments can be assigned.

Anthony Lapper, resident of Flood Hope Road, noted concerns regarding a recent call with Bylaw Enforcement for an inquiry pertaining to a fence in which he was referred to the Community Development Department.

The Mayor called a final time for any questions or comments from the public; hearing none, the Director of Corporate Services noted that no further submissions, either verbal or written, regarding the proposed bylaws can be made to Council. The Public Hearing was declared closed at 7:49 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**