



DISTRICT OF HUDSON'S HOPE

AGENDA – PUBLIC HEARING

Council Chambers

November 14, 2023

6:00 pm

- 1. Open the Public Hearing:**
- 2. Statement of Public Hearing**
- 3. Summary of Application:**
- 4. Written Comments Received from the Public:**
- 5. Comments From the Applicant:**
- 6. Comments from the Public:**
- 7. Call Three Times for Comment:**
- 8. Final Comments from Applicant:**
- 9. Adjourn Public Hearing:**



NOTICE OF PUBLIC HEARING

FOR THE PROPOSED TEMPORARY COMMERCIAL USE PERMIT AT THE DISTRICT OF HUDSON'S HOPE COUNCIL CHAMBERS

NOTICE is hereby given that the Council of the District of Hudson's Hope will meet on **TUESDAY, NOVEMBER 14, 2023, AT 6:00 PM** in the Council Chambers (municipal office, 9904 Dudley Drive), to consider a Temporary Commercial Use Permit application from Valerie Jeanne Paice for PID 014-825-597 Block B Part NW1/4 of District Lot 1202 Peace River Land District as shown in the sketch below.

The applicant requests the issuance of a Temporary Commercial Use Permit that would allow for an industrial laydown yard for the duration of the proposed date of November 15, 2023, to November 15, 2026, inclusive.

Before making its decision, the Council will hear from all persons who have an interest in this matter. Written briefs may be submitted to the municipal office on or before the date and time of the meeting or verbal presentations may be made to the Council during the meeting.

Persons wishing to view the draft Temporary Commercial Use Permit or requesting additional information may contact the municipal office from 8:30 a.m. to 4:30 p.m. Monday to Friday (except holidays).

NOTICE is also given that the Council will not accept any written or verbal presentations after the close of the Public Hearing.



Beryl Prairie Subdivision

////// Location of proposed laydown yard and materials building.

4401 Beryl Prairie Road

Legal Land Description and Parcel ID

BLOCK B, PART NW1/4, DISTRICT LOT 1202, PEACE RIVER LAND DISTRICT

PID: 014-825-597

Currently Zoned RU2 Zone as is the surrounding area. Application for Temporary Use Permit to M2 Zone



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

APPLICATION - TEMPORARY USE PERMIT TOP 2023.001

IMPORTANT

- Incomplete applications will not be accepted

SECTION 1- APPLICANT (PLEASE PRINT)

Name: I/We hereby make application to the District of Hudson's Hope for a Temporary Use Permit

Owner Name Valerie Paice
Please print first and last name

Owner Address 4401 Beryl Prairie Rd City Hudson's Hope Prov. BC Postal Code V0C 1V0

Owner Contact Phone Number 1-250-783-1137 Email vpaice@pris.ca

Applicant Name (if different from owner) _____

Applicant Address _____ City _____ Prov. _____ Postal Code _____

Applicant Contact Phone Number _____ Email _____

PLEASE NOTE: IF APPLICANT IS NOT AN OWNER, A LETTER OF CONSENT IS REQUIRED

SECTION 2 - DESCRIPTION OF PROPERTY

AS INDICATED ON STATE OF TITLE CERTIFICATE

Civic Address 4401 Beryl Prairie Rd Parcel Identifier (PID) 014-825-597

Lot/ Parcel 1202 ^{P.R. & D. Part} Block B ^{N/W 1/4} Plan _____ Roll No. 41202.025

Existing Use of Subject Property Residential

Existing Use of Adjacent Properties Residential

Present Zoning R12

Official Community Plan Map Designation Rural Residential 1

This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District's CAO at 250-783-9901.

SECTION 3 - DESCRIPTION OF TEMPORARY USE APPLIED FOR:

(Two Site Plans Attached. The site plan should include legal information, setbacks, parking, access, outer perimeter of all buildings and structures, topographic features, watercourses, and any relevant cross sections, elevations, or detail drawings.)

Detailed Description of Temporary Use Applied for, including uses, buildings or structures:

Building for materials, storage for pipes.

Proposed conditions under which the temporary use will be carried out:

storage of pipe and materials

Commencement Date of Proposed Temporary Use:

July 1-2023

Estimated Date When Temporary Use Will Cease:

Dec. 31-2023

ADDITIONAL INFORMATION: (Reasons and comments in support of application. Use separate sheet or attach plans if required.)

To provide employment in community
Visual is off main road
Quiescent area.

In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.

I/We Valerie Paice make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application including any plans submitted is public information.** I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

June 30-2023 (Date) Valerie Paice (Applicant's Signature)

This application is made with my full knowledge and consent.

June 30-2023 (Date) Valerie Paice (Registered Owner's Signature)

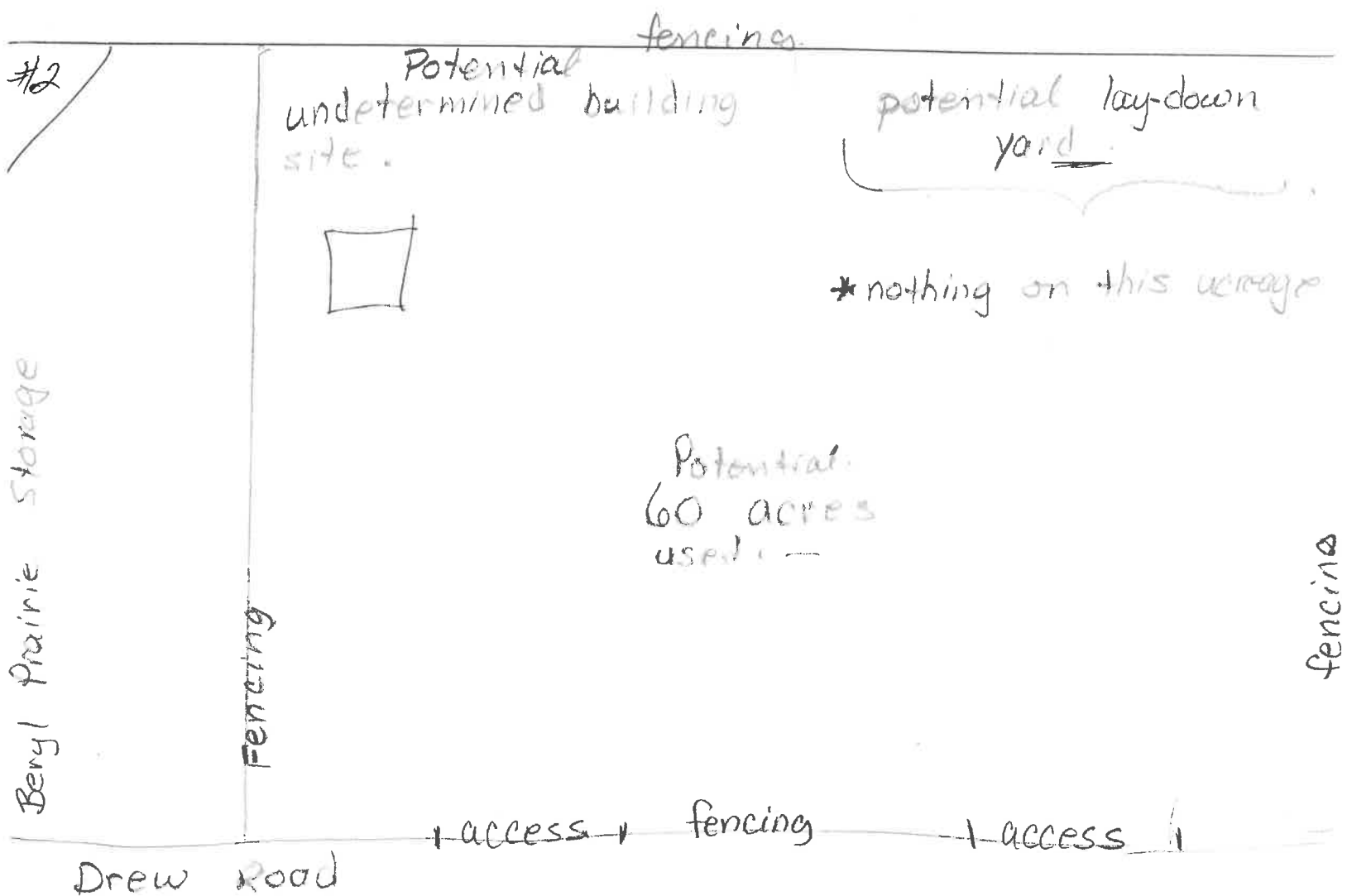
SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
	Provided	Not Provided
(please check either "Provided" or "Not Provided")		
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)		

#1

Note.

- This is all barren land, not used by me.
- Power runs on one side (poles)
- Fences will be upgraded.
- Signage posted at appropriate areas
- Only 3 families on Drew Road (one is mine)
- Land area is mostly rose bushes, many rocks.

#2





BRITISH COLUMBIA
LAND TITLE ACT

STATE OF TITLE CERTIFICATE

VALERIE JEANNE PAICE
BOX 83 BERYL PRAIRIE RD
HUDSON'S HOPE BC V0C 1V0

LAND TITLE OFFICE, PRINCE GEORGE, BRITISH COLUMBIA

CERTIFICATE NO: STPG0060386

TITLE NO: PN28147

PG

THIS IS TO CERTIFY THAT AT 10:51 ON 03 AUGUST, 1999,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED AND IS SUBJECT
TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE IS TO BE READ SUBJECT TO THE
PROVISIONS OF SECTION 23(2) OF THE LAND TITLE ACT (R.S.B.C. 1996 CHAPTER 250)
AND SECTIONS 50 AND 55-58 OF THE LAND ACT (R.S.B.C. 1996 CHAPTER 245).

.....
REGISTRAR

APPLICATION FOR REGISTRATION RECEIVED ON: 29 JULY, 1999
ENTERED: 30 JULY, 1999

REGISTERED OWNER IN FEE SIMPLE:
VALERIE JEANNE PAICE, TEACHER ASSISTANT
BOX 83
HUDSON'S HOPE, BC
V0C 1V0

TAXATION AUTHORITY:
PEACE RIVER ASSESSMENT DISTRICT

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 014-825-597
BLOCK B OF DISTRICT LOT 1202 PEACE RIVER DISTRICT

LEGAL NOTATIONS:
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608

RE: ROAD SEE W33388

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

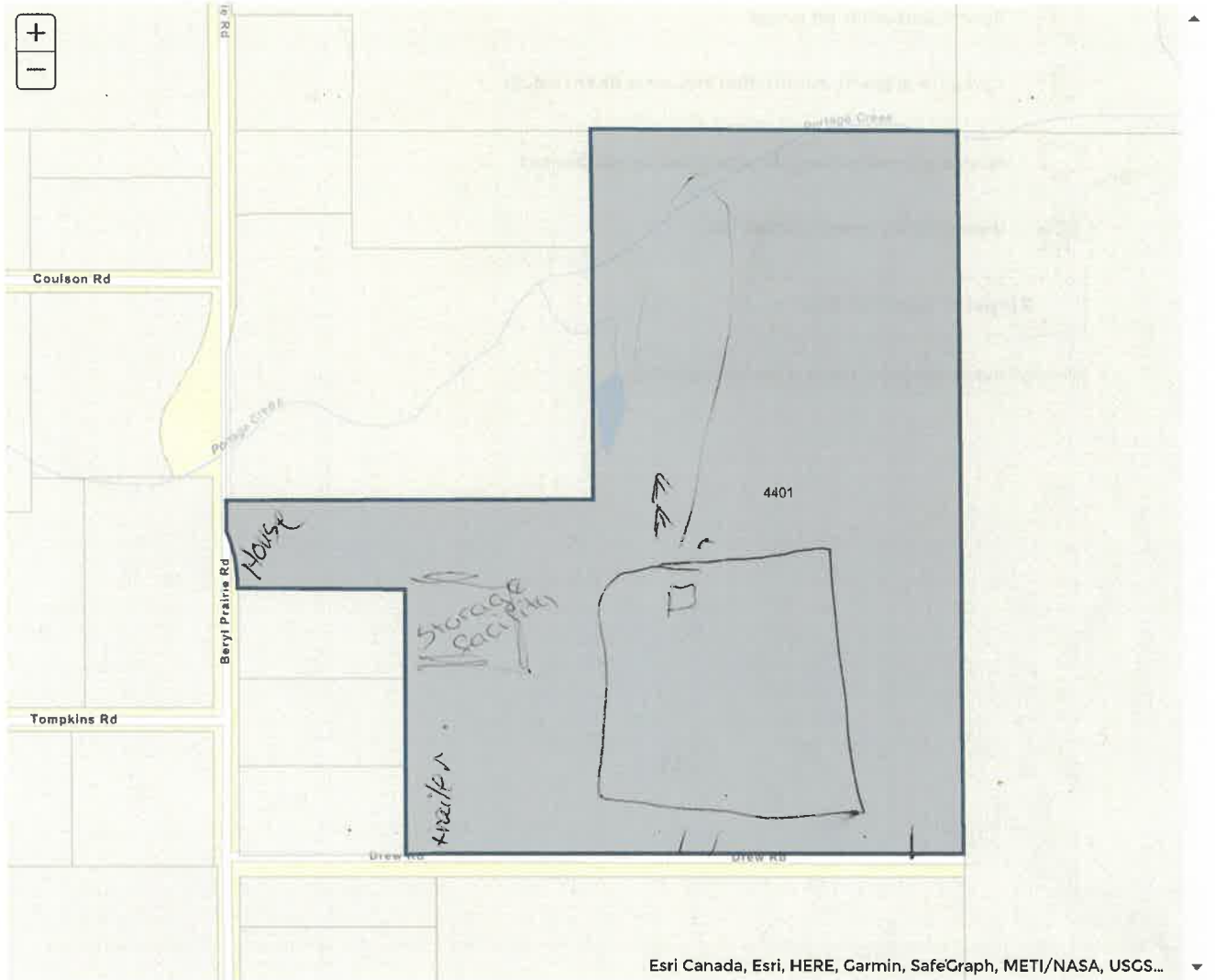
PENDING APPLICATIONS: NONE



Map

Neighbouring properties

Sample sold properties



Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Register now for free

Already have an account? [Log in \(/Home/LoginInfo\)](/Home/LoginInfo)

Zoning Code: RU2
Zoning Description: Rural Agriculture

Proposed laydown area

Proposed shelter for materials



Beryl Prairie Subdivision

Location of proposed laydown yard and materials building.

4401 Beryl Prairie Road

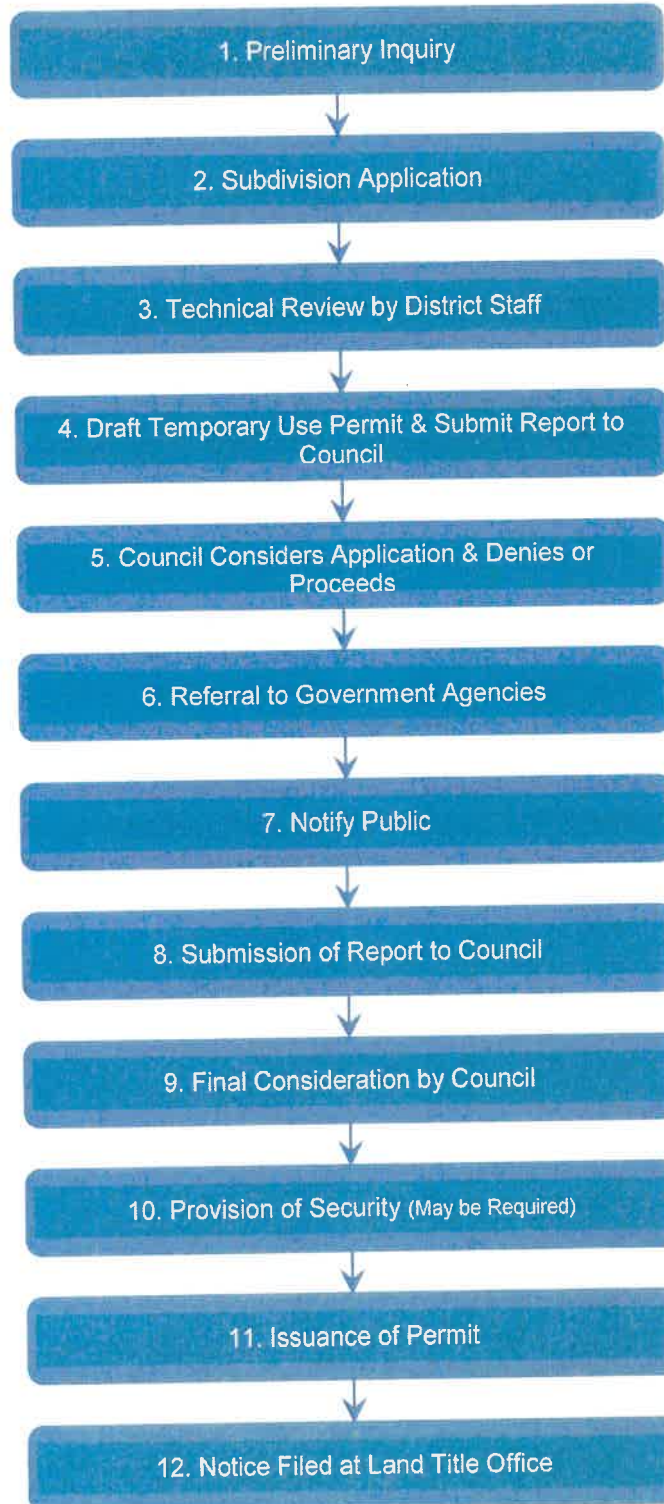
Legal Land Description and Parcel ID

BLOCK B, PART NW1/4, DISTRICT LOT 1202, PEACE RIVER LAND DISTRICT

PID: 014-825-597

Currently Zoned RU2 Zone as is the surrounding area. Application for Temporary Use Permit to M2 Zone

Temporary Use Permit Process (Flow-Chart)



TEMPORARY COMMERCIAL USE PERMIT NO. 2023.01

Issued by: The District of Hudson's Hope
Box 330, 9904 Dudley Drive
Hudson's Hope BC V0C 1V0

(the "**District**")

Issued to: Valerie Jeanne Paice
Box 83
Hudson's Hope, BC
V0C 1V0

(the "**Permittee**")

With respect to the following lands:

PID 014 825 597
BLOCK B PART NW1/4 OF DISTRICT LOT 1202 PEACE RIVER LAND
DISTRICT

(the "**Lands**")

1. This Temporary Commercial Use permit ("**Permit**") is issued pursuant to Section 493 of the *Local Government Act*.
2. This Permit is not a building permit, development permit, or development variance permit.
3. This Permit is issued to allow the said lands to be used for the purpose of "Lay Down Yard, and Materials Storage";
 - a. To allow for a materials storage building approximately 20' x 30' in size and a Laydown yard.
4. This Permit is valid from September 1, 2023, to August 31, 2026, inclusive (the "**Term**").
5. The Permittee shall ensure that the Lands are used strictly in accordance with this Permit at all times.
6. This Permit pertains only to the land use and structures described specifically in this Permit. No approval of any other land use or structure on the Lands is implied by this Permit or by any schedules attached hereto.
7. The Permittee shall not store equipment or materials outside of the Lands unless permitted under another Temporary Use Permit.
8. Equipment and materials in the Lands area shall comply with the District of Hudson's Hope current Building Bylaw and Zoning Bylaw Section 16.0 M2 Zone: Light Industrial (un-serviced).

9. The Buildings or structures constructed by the Permittee on the Lands shall comply with the District of Hudson's Hope's current Building Bylaw.
10. The Permittee shall enter into a Road Use Agreement with the District for review and approval that includes a dust control plan.
11. The Permittee authorizes the District to share its Temporary Use Application package with other agencies that may be affected by the issuance of the Permit.
12. The Permittee shall ensure that its activities on the Lands do not permanently alter the Lands.
13. The Permittee shall deliver all plans pertaining to its activities on the Lands, including, without limitation, plans relating to traffic, construction and storage of equipment and materials, to the District for review and approval.
14. If during the Term the Permittee amends or updates plans pertaining to its activities on the Lands, or creates new plans, it shall deliver such plans to the District. This does not authorize any change in regard to the permitted use of the Lands as described in section 3.
15. The Permittee shall obtain the approval of the Ministry of Transportation if the Permit is for commercial or industrial development within 800 meters of a controlled access highway.
16. The Permittee shall comply with all of the bylaws of the District applicable thereto, except as specifically varied or supplemented by this Permit.
17. This Permit does not relieve the Permittee or the owners of the Lands from obtaining any other approvals required by the District or any other jurisdiction, or from complying with any other bylaw, law or regulation. This Permit is not a representation or warranty that any bylaw, law or regulation has been complied with.
18. On or before the end of the Term, all materials, equipment, buildings, and structures must be removed from the Lands, except where those materials, equipment, buildings and structures are owned by the owners of the Lands or were situated on the Lands prior to the issuance of the Permit, and the Lands shall be left in a condition satisfactory to the Approving Officer of the District.
19. The Permittee shall execute the Letter of Undertaking attached as Schedule C.
20. The Permittee shall post this Permit at the entrance of the Site Area, Site as directed per Schedule "A" for the Term of the Permit.

Certified a true and correct copy of the Temporary
Commercial Use Permit No. 2023-01 issued by
Resolution of District of Hudson's Hope Council
Passed on the _____ day of _____ 2023.

Chris Cvik, Interim Approving Officer

I acknowledge that I have read and understand the terms and conditions upon which this Permit is issued:

Valerie Jeanne Paice

Authorized Signatory of Valerie Jeanne Paice

Printed Name of Signatory

Schedule C
Letter of Undertaking

Approving Officer
The District of Hudson's Hope
Box 330, 9904 Dudley Drive
Hudson's Hope, BC V0C 1V0

Dear Ms. Paice:

RE: Temporary Commercial Use Permit No. 2023-01 (the "**Permit**")

1. In consideration of the District of Hudson's Hope (the "District") accepting and processing the above application for a temporary commercial use permit, Valerie Jeanne Paice (the "Permittee"), undertakes to, at the expiration of the Permit:
 - i. demolish and remove any building or structure on the lands as defined in the abovementioned Permit (the "Lands") except where those buildings and structures are owned by the owners of the Lands or were situated on the Lands prior to the issuance of this Permit; and
 - ii. restore the Lands to a condition satisfactory to the Approving Officer of the District.
2. The Permittee understands and accepts that if it fails to comply with the undertakings herein, the District may enter on the Lands and carry out the demolition, removal or restoration of the Lands at the expense of the Permittee.

This Undertaking is executed by the Permittee this ____ day of _____, 2023.

Valerie Jeanne Paice

Authorized Signatory of Valerie Jeanne Paice

Printed Name of Signatory

LOCAL GOVERNMENT ACT
(Part 26)
NOTICE OF PERMIT

TO: Registrar
Land Title Office
153, 1011 4th Avenue
Prince George, BC, V2L 3H9

TAKE NOTICE that the land described below is subject to a permit issued by the Council of the District of Hudson's Hope.

PARTICULARS OF PERMIT

Permit Description

- (a) Type of Permit: Temporary Commercial Use Permit
- (b) Statutory Authority: Section 493 of the *Local Government Act*

Legal Description of Land Affected:

PID 014 825 597
BLOCK B PART NW1/4 OF DISTRICT LOT 1202 PEACE RIVER LAND
DISTRICT

Issue Date: September 1st, 2023

Expiry Date: August 31st, 2026

(for Temporary Commercial or Industrial Permit only)

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

USE THIS BOX ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER s. 546 OF THE *LOCAL GOVERNMENT ACT*:

THIS NOTICE relates to the amendment of Land Use Contract No. _____, which is registered as a charge against the above-described land.

PARTICULARS OF THE AMENDMENT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE.

Dated: _____, 2023

DISTRICT OF HUDSON'S HOPE

by

Approving Officer

TITLE SEARCH PRINT

2023-07-07, 10:23:14

File Reference:

Requestor: Becky Mercereau

Declared Value \$ 34225

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	PN28147 PC57095
Application Received	1999-07-29
Application Entered	1999-07-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	VALERIE JEANNE PAICE, TEACHER ASSISTANT BOX 83 HUDSON'S HOPE, BC V0C 1V0
Taxation Authority	Peace River Assessment District Hudson's Hope, District of
Description of Land Parcel Identifier: Legal Description:	014-825-597 BLOCK B OF DISTRICT LOT 1202 PEACE RIVER DISTRICT
Legal Notations	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608 RE: ROAD SEE W33388
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB1671260 2010-06-25 11:13 THE TORONTO-DOMINION BANK Nature: Registration Number: Registration Date and Time: Registered Owner:
	CERTIFICATE OF PENDING LITIGATION CA7814405 2019-10-17 11:29 RONALD GORDON PAICE

TITLE SEARCH PRINT

2023-07-07, 10:23:14

File Reference:

Requestor: Becky Mercereau

Declared Value \$ 34225

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



ROAD USE AGREEMENT

MEMORANDUM OF AGREEMENT made on this date ____ day of _____, 2023

BETWEEN: District of Hudson's Hope

a Municipal Corporation in the Province of British Columbia
(hereinafter referred to as the "District")

AND: Valerie Paice
4401 Beryl Prairie
Hudson's Hope, BC V0C1V0

(hereinafter referred to as the "Contractor")

The term of this Agreement will be from the Date Signed to _____

RE: Road Use Agreement for Intensive Truck Haul

This Agreement will cover all requests that pertain to the intensive truck haul activity. The District of Hudson's Hope will be notified with a description of the proposed work, including number of vehicles, type and intensity of vehicles and equipment used, a map with route being travelled, time frame, and location before work commences. All further requests throughout the current year will be reviewed and if approved, added to the current Road Use Agreement

AND WHEREAS the Contractor's use of the Road(s) may cause significant damage or changes to the Road(s);

AND WHEREAS the District is the local road authority having jurisdiction regarding the Road(s);

NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:

1. Prior to the commencement of the Contractor's work, a representative of the District will inspect the Road(s) and record his findings in an Inspection Report.
2. The Contractor shall be responsible for dust control on any road or sections of road which forms part of the haul route (the "Haul Roads") unless the District advises to the contrary in writing. If the approved routes are part of the District Dust Control Program, the contractor will be responsible for maintaining dust control after the District's application.
3. The Contractor shall be responsible for repairing or paying for the repairs to the Haul Roads due to the Contractor's operations or any damage caused thereby. Any damage or change in the condition of the Haul Road(s) not recorded in the Inspection Report shall be deemed to have been caused by the Contractor.
4. All trucking shall comply with legal weight restrictions and shall take place between the hours of 7AM and 7PM, Monday through Saturday.
5. The Contractor shall comply with all safety regulations under the Occupational Health and Safety Act, all pertinent Provincial regulations, District bylaws and the District's policies regarding Traffic Accommodation Strategies, public safety and consideration for the general public.
6. The District may suspend or cancel this agreement at any time if deemed necessary by the Public Works Department due to excessive damage to the haul road, or a breach of this agreement.
7. This agreement shall ensure to the benefit of and be binding upon the parties hereto and their successors and assigns;
8. This agreement may be terminated should the Contractor fail to immediately comply with any of the above terms or conditions.

IN WITNESS WHEREOF I/We understand and agree to the terms and conditions of this Agreement:

Contractor: _____
Signature

Name (printed)

Contractor Information:

Contact Number

Email Address

Date: _____

This Road Use Agreement is hereby accepted and approved on behalf of the District:

Approval Authority: _____	_____
Signature	Name (printed)

Approval Authority: _____	_____
Signature	Name (printed)

Date: _____

DESCRIPTION OF WORK

Description of proposed work including number of vehicles, type and intensity of vehicles and equipment used, a map with route being travelled, time frame, and location.

[illegible]

From: Willie Halpern [REDACTED]

Sent: Friday, October 20, 2023 2:26 PM

To: Gerri Bird <gerri@hudsonshope.ca>

Subject: RE: Proposed Temporary Commercial Use Permit Notice No. 2023.001

Dear Sir or Madam!

With reference to the above subject, I am opposing to the above requested subject matter as it will involve heavy truck traffic directly to our two residences, which are located at [REDACTED]. Hudson's Hope,, BC.

Our two dwellings, which are occupied, are located very close within 20 - 30 meters from Drew road. The the anticipated commercial truck traffic would create excessive road noise, exhaust polution and heavy dirt and dust. Furthermore it would endanger our pet animals that have been used to crossing the road freely back and forth to our neighbors property.

We purchased our property last May, 2022 with it's attraction being a quiet rural area on a dead end road and located within the town of Hudson's Hope limits. I'm very concerned that this requested temporary permit, if granted, would have a en extreme adverse effect on our serene and quiet surroundings.

We hope that council will give this matter serious consideration of our concerns and turn down the subject matter request.

Respectfully submitted

Sincerely yours,

Vilmos Halpern and Rhonda Halpern,

[REDACTED]

Hudson's Hope, BC V0C1V0

[REDACTED]

[WARNING: This message is from an external source]