

Integrated Official Community Plan

(Consolidated to Bylaw 1434, 2018 - November 2018)

All persons making use of this consolidation are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only, and that the original bylaw and all amending bylaws must be consulted for all purposes of interpreting and applying the law.

Any parts of the original bylaw or original bylaw as amended and schedules which have been repealed have not been included in this consolidation.

DISTRICT OF

HOPE

Integrated Official Community Plan

Bylaw 1378, 2016

Schedule of Amendments

TEXT

Amending Bylaws are identified by a Bylaw Number in the left hand margin and bold text. For the exact amendment wording, refer to the amending bylaw.

Bylaw No.	Adoption Date	Bylaw No.	Adoption Date	Bylaw No.	Adoption Date
1410, 2018 (RS-2T Added to USR Land Use)	Mar 26, 2018	1421, 2018 (CD-6 Added to USR Land Use)	Jun 26, 2018	1423, 2018 (CD-5 Added to USR Land Use)	Jun 26, 2018

MAP

The following Amending Bylaws (Maps) were to Schedule B: Zoning Map

Bylaw No.	Adoption Date	Bylaw No.	Adoption Date	Bylaw No.	Adoption Date
1383, 2017 (20295 Kettle Valley Rd from Limited Use to Country Residential)	Feb 27, 2017	1386, 2017 (21692 Union Bar Rd from Limited Use to Country Residential)	May 23, 2017	1389, 2017 (690 Third Ave from USR and Downtown Hope to Comprehensive Development)	Jun 26, 2017
1398, 2017 (59850 Hunter Creek Rd from Limited Use to Comprehensive Development)	Oct 23, 2017	1430, 2018 (65771 Gardner Drive from USR to Country Residential)	Aug 13, 2018	1434, 2018 (755 Old Hope Princeton Way from Highway Commercial to USR)	Oct 9, 2018

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DISTRICT OF
HOPE

Part I - Introduction

Situated at the east end of the lush Fraser Valley, Hope offers many of the amenities of a large centre, while at the same time preserving the lifestyle of a small mountain community.

Community Vision & Goals



Situated at the east end of the lush Fraser Valley, Hope offers many of the amenities of a large centre, while at the same time preserving the lifestyle of a small mountain community. Previously, Hope was a resource-focused community relying on forestry, transportation, and mining. Now, Hope is transitioning to a service-based economy, providing an inviting place for young families and retirees with plenty of opportunities for outdoor recreation and tourism.

The location of the District of Hope is shown in Schedule A: Hope OCP Boundary and Context.

Our Vision

In 2040, Hope will be a progressive mountain community offering a high quality of life, connecting people to nature, each other, and themselves. With its natural amenities and scenic beauty, Hope will be a vibrant, healthy, and active community based on socially and environmentally responsible economic development.

Our Goals

To achieve this vision, the District has set the following goals to guide this plan's implementation. This Integrated Official Community Plan (IOCP) is a combination of an Integrated Community Sustainability Plan, Official Community Plan, and Age Friendly Plan.

These goals provide the framework and guidance for the policies in Part II.

Land Use

Goal 1: Land use and development contributes to Hope's:

- Livability and completeness;
- Compact, connected, and walkable built environment;
- Cost-effective infrastructure systems;
- Economic and community development; and
- Protection of natural areas as a key community asset.

Goal 2: Residential neighbourhoods:

- Reflect Hope's natural beauty and small-town character;
- Include green spaces and play areas; and
- Include a diversity of housing options to meet community needs.

Goal 3: Hope's commercial areas:

- Are inviting, vibrant, and safe;
- Create jobs that contribute to the diversity and strength of the local economy;
- Help to attract visitors to the community; and
- Include examples of sustainable practices.

Goal 4: Hope's industrial areas:

- Are clean, attractive, and well-maintained;
- Contribute to the local economy;
- Are effectively separated or buffered from adjacent land uses;
- Minimize negative impacts on the natural environment and human health; and
- Are compatible with the tourism experience.

- Goal 5: Hope's agricultural, rural and resource lands:
- Are protected and buffered from urban uses;
 - Contribute to economic development; and
 - Reduce water use and transition to the use of more sustainable material inputs and practices.
- Goal 6: Hope's natural areas:
- Are protected as key community assets, including ecosystem integrity, biodiversity, and air and water quality; and
 - Are managed to protect people and property from natural hazards.
- Goal 7: Hope's parks, recreation, and cultural offerings and amenities:
- Offer diverse year-round opportunities;
 - Connect places and natural areas through a system of active-use trails; and
 - Create opportunities that enhance the economic health and social well-being of the community.

Mobility

- Goal 8: Hope's transportation system:
- Moves people and goods safely and efficiently;
 - Enables a shift to healthier modes of transportation, including accessible and age-friendly options; and
 - Is transitioning to more sustainable modes with reduced emissions.

Infrastructure & Public Utilities

- Goal 9: Hope has a healthy, dependable source of water and a community sanitary sewer and stormwater system that:
- Is responsibly managed; and
 - Protects the natural environment.
- Goal 10: Hope's solid waste management system:
- Minimizes material inputs;
 - Diverts recoverable materials from landfill;
 - Reduces greenhouse gas emissions;
 - Is convenient and affordable; and

- Minimizes negative impacts on natural areas, community character and the visitor experience.

Goal 11: Hope has a communications network that is:

- Affordable;
- Reliable; and
- Able to meet the needs of residents, businesses, and visitors.

Community Health & Safety

Goal 12: Hope provides services and public amenities that meet the health needs of people of all ages and abilities, and that encourage:

- Healthy lifestyle choices;
- Physical activity;
- Mental well-being; and
- Cultural and spiritual expression.

Goal 13: Hope is a safe, welcoming, respectful, and tolerant community where residents feel:

- A strong sense of belonging;
- Engaged in the community;
- Motivated to contribute; and
- A healthy standard of living and good quality of life.

Goal 14: Hope is a community with education and training facilities and offerings that:

- Are of high quality;
- Meet individual and community learning needs; and
- Benefit from and contribute to the local economy.

Energy & Greenhouse Gas Emissions

Goal 15: Hope's energy system:

- Provides reliable and affordable energy to the community;
- Is increasingly efficient and reduces total energy consumption;
- Transitions to renewable sources and reduces greenhouse gas emissions; and
- Helps to achieve Hope's financial and economic goals.

**An IOCP is a
municipal bylaw
that sets out the
long term vision for
a community.**

Purpose & Administration



Purpose of an Integrated Official Community Plan

An IOCP is a municipal bylaw that sets out the long-term vision for a community. Under Section 471 of the *Local Government Act Revised Statute 2015*, an Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management within the areas covered by the plan.

The *Local Government Act* requires an Official Community Plan to include:

- The approximate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of at least five years;
- The approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of major road, sewer, and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- Housing policies, including affordable housing, rental housing, and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the plan, including policies and actions to achieve those targets.

An Official Community Plan may also include the following statements, policies, and objectives. These comprise the focus of the Integrated Community Sustainability Plan and Age Friendly Plan components of this IOCP:

- Policies relating to social needs, social well-being, and social development;
- A regional context statement;
- Policies relating to the maintenance and enhancement of agricultural lands within the District;
- Policies relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems, and biological diversity; and
- Broad objectives in areas not within the jurisdiction of the local government.

Under s. 488 of the *Local Government Act R.S. 2015* (LGA), local governments may also designate areas of land as Development Permit Areas (DPAs). A DPA can be designated for one or more of the following purposes:

- (a) Protection of the natural environment, its ecosystems, and biological diversity;
- (b) Protection of development from hazardous conditions;
- (c) Protection of farmlands;
- (d) Revitalization of an area in which a commercial use is permitted;
- (e) Establishment of objectives for the form and character of intensive residential development;
- (f) Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development;
- (g) Establishment of objectives to promote energy conservation;
- (h) Establishment of objectives to promote water conservation; or
- (i) Establishment of objectives to reduce greenhouse gas emissions.

Administration

While all bylaws or works undertaken by Council after the adoption of an IOCP must be consistent with the Plan, amendments may be made to the IOCP over time. Where matters are outside the jurisdiction of the District of Hope, this IOCP states broad community objectives and “advocacy policies.” These advocacy policies describe how the District can work with other governments, agencies, or organizations to contribute to community objectives. This IOCP cannot and does not represent a commitment from other governments, agencies, or organizations to act according to community objectives or advocacy policies.

Ongoing Monitoring and Reporting

Monitoring and reporting progress toward (or away from) the IOCP goals is essential to provide transparency, inform decision-making, and allow for continuous improvement. Ongoing, consistent, and reliable monitoring helps to:

- Set priorities throughout the community;
- Show transparency and accountability to community stakeholders; and
- Engage businesses, residents, and visitors in the journey towards our shared vision and goals by providing meaningful and timely information in an interactive way.

Reporting in the same format and using the same metrics year after year will reveal trends and help to track progress over time. More specific data can provide additional insight and should be used as needed to support decision-making. For example, a metric like “total energy use” can be broken down to show energy use by sector and by energy type.

Related Planning Initiatives

The District of Hope has undertaken or participated in a variety of planning-related initiatives that have informed the development of this IOCP:

- Hope Draft Economic Development Strategy Update (2015)
- Housing First in Hope (2015)
- Refining the Flood & Erosion Development Permit Area #5 Guidelines Final Report (2015)
- Economic Profile (AdvantageHOPE, 2014)
- Hope Draft Services Inventory (2014)
- Hope Draft Social Housing Inventory (2014)
- Connecting the Fraser Valley (2013)
- Hope Branding Initiative: Background Research & Analysis (2013)
- Hope Brand Book (2013)
- Retail/Commercial Market Study (AdvantageHOPE, 2013)
- Industrial Opportunities Study (AdvantageHOPE, 2013)
- Trails & Greenspaces of Hope Inventory (2012)
- Affordable Housing & Homelessness in Hope (2012)
- Fraser Valley Trail Study (2012)
- Fraser Health: Population Health Analysis (2012)
- Aging in the Fraser Valley Regional District (FVRD, 2012)
- Hope Healthier Community Partnership: Community Action Plan Baseline Assessment (2012)

- Homelessness in the Fraser Valley (Fraser Valley Regional District, 2011)
- Fraser Valley Regional District – Regional Growth Strategy “Choices for our Future” (FVRD, 2005)
- Hope New Housing Strategies: Creating Policies and Streamlining Bylaws (2005)
- Hope Residential Cluster Planning and Design Guidelines (2003)
- Hope Johnson Road Flood Hazard Assessment (2002)
- Hope Silverhope Creek Flood Hazard Management Study (1999)
- Hope East Kawkawa Lake Drainage Study (1987)

The District of Hope consults with neighbouring jurisdictions, agencies, and First Nations.

Inter-Jurisdictional
Planning Context



The District of Hope consults with neighbouring jurisdictions, agencies, and First Nations. This section summarizes how the IOCP aligns with the Fraser Valley Regional District's *Regional Growth Strategy* and how Hope is strengthening its relationships with local First Nations.

Regional Context Statement

The IOCP aligns with and supports the Fraser Valley Regional District’s *Regional Growth Strategy* as shown below:

Regional Growth Strategy Goals	IOCP Goals
1. Increase Transportation Choice and Efficiency.	Goal 8 and its objectives and policies support a compact, walkable community, advocate for a local and regional transit shuttle, and show support for commercial goods movement.
2. Support and Enhance the Agricultural Sector.	Goal 5 focuses on protecting and buffering agricultural lands from urban uses and finding economic opportunities for agricultural, rural, and resource lands. Policies within Goal 12 aim to increase awareness of local agricultural activities and promote healthy eating.
3. Manage Urban Land Responsibly. ²	Goal 1 holistically addresses a compact, complete community with an urban Downtown core, a Municipal Growth Boundary, compact development patterns, and surrounding rural lands.
4. Develop a Network of Sustainable Communities.	Goal 1 supports a complete community, with more specific policies for residential, commercial, and industrial development under Goals 2, 3, and 4 . Goals 5 and 6 address the efficient use of land to contain urban growth and protect natural areas and open space. Goals 7 and 13 address quality of life and support the creation of attractive and safe public spaces.
5. Protect the Natural Environment and Promote Environmental Stewardship.	Goal 6 addresses ecosystem health. Goals 9 and 10 address water quality and waste management. Goal 15 addresses air quality and sets a greenhouse gas emissions target.

6. Protect and Manage Rural and Recreational Lands.

Goal 7 addresses municipal walking and cycling paths and identifies ways to work with other levels of government on regional parks and trails. **Goal 5** addresses gravel extraction. The **Flood Hazard Development Permit Area** addresses flood hazards.

7. Achieve Sustainable Economic Growth.

Goal 1 addresses economic and community development as part of land use designations and policies. **Goals 3 and 4** support commercial and industrial land uses that contribute to the local economy, support tourism, and minimize impacts on the natural environment. **Goal 14** supports educational and training opportunities to strengthen the local economy.

8. Manage Water, Energy Resources and Waste Responsibly.

Goals 9 and 10 address infrastructure and services. The objectives and policies support a municipal Growth Boundary and limit servicing outside of that boundary to ensure efficient and sustainable infrastructure.

Strengthening First Nations Relationships

Hope is located within the asserted traditional territory of the Stó:lō people. Stó:lō is the Halq'emeylém word for “river,” and also for the Halq'emeylém-speaking people who live within the lower Fraser River Watershed. The Stó:lō are a collective community of Tribes who hold Aboriginal title and rights throughout their traditional territory, which they call S'ólh Téméxw (“Our World”).

The Stó:lō Tribal Council, Stó:lō Nation, and Stó:lō Xwexwilmexw Treaty Association are active in this area, along with a number of Independent First Nations, including:

- Chawathil First Nation;
- Union Bar Band;
- Skawahlook First Nation;
- Shxw'ow'hamel First Nation;
- Yale First Nation;
- Peters Band;
- Seabird Island Band;
- Popkum First Nation; and
- Cheam First Nation.

This IOCP focuses on lands under the jurisdiction of the District of Hope. The locations of First Nation Reserves are shown on **Schedule A: OCP Boundary and Context**.

The District looks forward to strengthening relationships with neighbouring First Nations by establishing and following protocol for communications and cooperation through the spirit of relationship, recognition, and reconciliation.

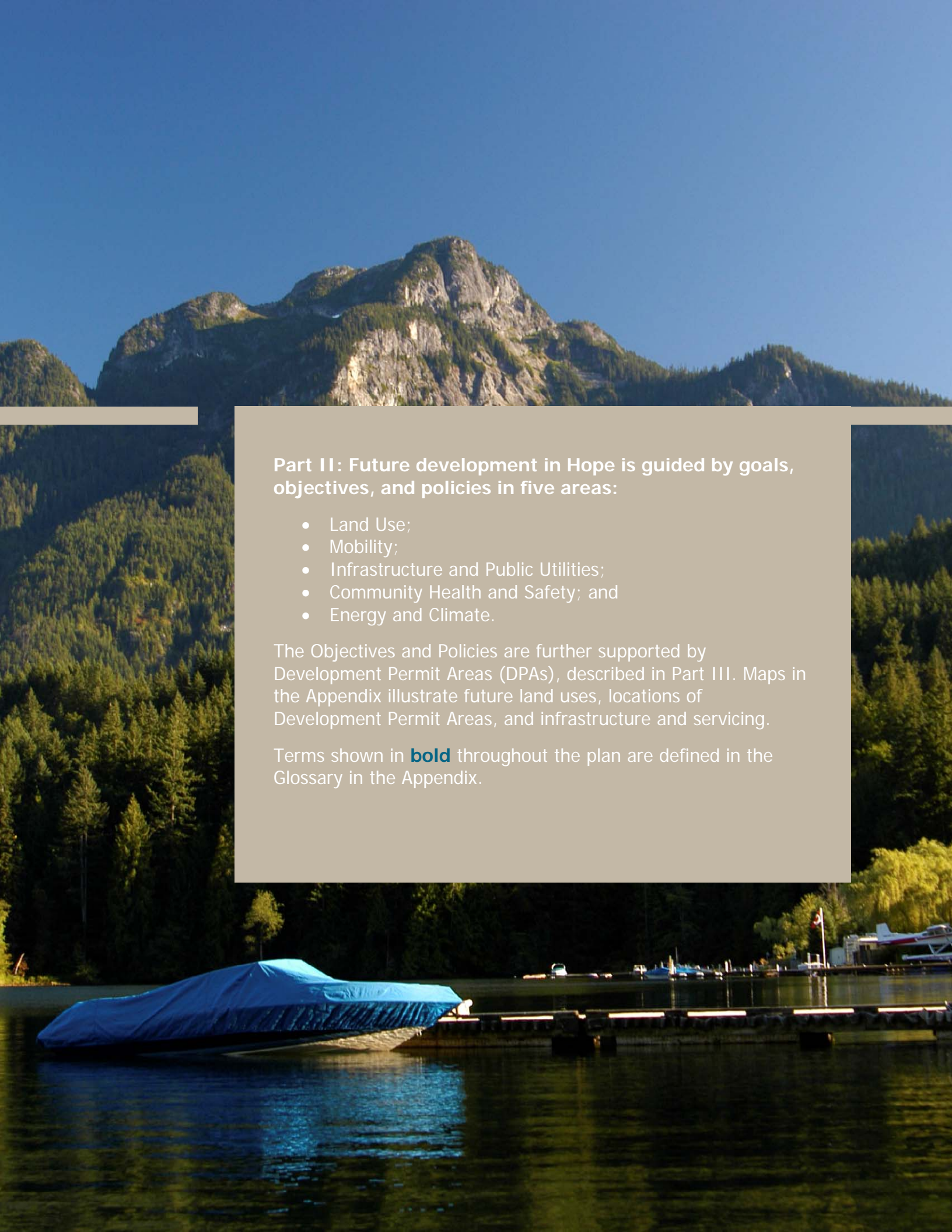
The District has already initiated collaborative engagement with the People of the River Referrals Office (PRRO), acting on behalf of the S'ólh Téméxw Stewardship Alliance (STSA) - the Board of the Stó:lō Strategic Engagement Agreement. The S'ólh Téméxw Stewardship Alliance Land and Resource Use Consultation and Decision-Making Policy, the Stó:lō Heritage Policy, and the S'ólh Téméxw Use Plan are Stó:lō policies and plans that assist in guiding the ongoing collaborative engagement between the District and the PRRO / STSA.

At the time of writing, no treaties have been signed between the governments of Canada, British Columbia, and First Nations in this area. Through the Stó:lō Xwexwilmexw Treaty Association (SXTA), seven Stó:lō communities are engaged in treaty negotiations with the governments of Canada and British Columbia: Aitchelitz, Leq'á:mel First Nation, Popkum, Skawahlook First Nation, Skowkale, Tzeachten, and Yakweakwioose.

DISTRICT OF

HOPE

Part II - Objectives & Policies



Part II: Future development in Hope is guided by goals, objectives, and policies in five areas:

- Land Use;
- Mobility;
- Infrastructure and Public Utilities;
- Community Health and Safety; and
- Energy and Climate.

The Objectives and Policies are further supported by Development Permit Areas (DPAs), described in Part III. Maps in the Appendix illustrate future land uses, locations of Development Permit Areas, and infrastructure and servicing.

Terms shown in **bold** throughout the plan are defined in the Glossary in the Appendix.

**Hope is a livable,
complete, compact,
and connected
community ...**

Land Use Policies



This section describes the land use objectives and policies for the IOCP. Land use policies and objectives aim to support a community that:

- Is livable, complete, and compact;
- Has well-planned, cost-effective infrastructure;
- Supports economic development; and
- Is environmentally sustainable and protects natural areas.

Land Use Designations Summary

LAND USE DESIGNATION	INTENT & PURPOSE
Downtown Hope	The Downtown Hope designation is applied to the downtown core area and is intended as the District’s primary business and public activity centre. It provides for a range of commercial uses (including retail, offices, and services), as well as civic and cultural uses, and mixed use – multi-family residential located in conjunction with commercial uses.
Urban/Suburban Residential	The Urban/Suburban Residential designation includes single-family and multi-family residential uses, institutional uses, and commercial transition areas. Generally, residential uses are located adjacent to collector roads and near commercial services, schools, recreation centres and/or parks. This designation provides for a range of multi-family residential, including townhouses and apartments, cluster housing, and special needs housing. It also provides for low density ground oriented residential, including single family dwellings, two family dwellings, and small lot single family. Secondary dwellings (e.g., suites, carriage homes) are permitted up to 70 square metres.
Country Residential	The Country Residential designation is applied to lower density residential areas outside of the downtown core. Secondary dwellings and home-based businesses are permitted.
Highway Commercial	The Highway Commercial designation is applied to a limited number of locations along Flood Hope Road and Old Hope Princeton Way. It is intended for commercial uses that serve the needs of the traveling public and provides for a range of highway-oriented and service commercial uses. This designation also permits one or more dwelling units above the principal commercial use.
Light Industry	The Light Industry designation is applied to industrial park areas and is intended to accommodate industrial development and employment centres. It provides for a range of light industrial uses as well as a limited amount of commercial uses to support industrial park users.
Heavy Industry	The Heavy Industry designation is applied to select areas and intended for storage of hazardous goods, manufacturing, and storage for mining and forestry industries.

Airport	The Airport designation is applied to the Hope Regional Airpark.
Parks, Recreation and Open Space	The Parks and Open Spaces designation is applied to areas across the community and is intended to serve residents' needs for parks, open spaces, and recreation. It provides for community feature parks, community active parks, neighbourhood parks, special areas, linear parks, and open spaces that include public access and recreation (such as trails/walkways), as well as steep slopes and environmentally sensitive areas.
Rural/Agricultural	The Rural/Agricultural designation is intended to support agricultural, forestry product processing, and outdoor recreation uses. This area supports a principal residence and up to one secondary dwelling. Much of this designation is located within the Agricultural Land Reserve. Land within the Agricultural Land Reserve is regulated by the Agricultural Land Commission (a provincial agency).
Limited Use	The Limited Use designation is intended as a reserve for long term future uses and is located outside the Municipal Growth Boundary. It provides for agricultural and forestry uses, and single family dwellings in rural settings.

Additional Notes:

Land designated as Country Residential, Rural/Agricultural, or Limited Use may be located in geotechnical and/or flood hazard areas, as identified on the Development Permit Area maps. Development in these areas requires a Development Permit(s), which includes a Geotechnical Report and/or a Flood Report prepared by a Qualified Professional and a registered covenant on title saving the District of Hope harmless.

Comprehensive developments, that include a mix of uses, may be permitted in any land use designation provided that the mix of uses conform or are compatible with the permitted uses of the designation. Comprehensive Development (CD) is not a designated land use in the Plan. Instead it is implemented by amendment to the Zoning Bylaw and Official Community Plan Bylaw.

Table of Concordance

The following table identifies the corresponding land use zoning from the District’s Zoning Bylaw that are permitted within each IOCP land use designation.

No change in the IOCP designation will be required for zoning listed within a particular designation. However, it should be noted that the suitability of any zoning will be determined by the Council of the District of Hope following a public hearing giving consideration to the appropriate policies of the IOCP and the views of all persons who believe their interest in property will be affected by the proposed land use change.

IOCP LAND USE DESIGNATION	COMPATIBLE ZONING CATEGORIES	
Downtown Hope	CBD P-2 RS-1 RS-2 RT-1 RM-1 C-2 C-4 C-5 RM-2 RS-1S RS-1T	Downtown Commercial Institutional Single Family Residential Compact Single Family Residential Two Family Residential Multiple Family Residential Highway Commercial Neighbourhood Public House Commercial Transition Ground Oriented Multiple Family Residential Single Family Residential with Secondary Dwelling Single Family Residential with Secondary Suite
Urban/Suburban Residential	RS-1 RS-2 RT-1 RM-1 P-1 P-2 C-1 C-4 RR-1 MHP-1 RM-2 RS-1S RS-1T	Single Family Residential Compact Single Family Residential Two Family Residential Multiple Family Residential Parks and Recreation Institutional Local Commercial Neighbourhood Public House Resort Rehabilitation Mobile Home Park Ground Oriented Multiple Family Residential Single Family Residential with Secondary Dwelling Single Family Residential with Secondary Suite
Country Residential	CR-1 L-1 RR-1 RU-1	Country Residential Limited Use Resort Rehabilitation Rural

Highway Commercial	C-2 C-3 C-4 C-5 P-2	Highway Commercial Regional Commercial Neighbourhood Public House Commercial Transition Institutional
Light/Service Industry	I-2 I-4 I-5 I-6 P-2 AG-1	Light/Service Industrial Vehicle Wrecking Heliport Water Industrial Institutional Agricultural
Heavy Industry	I-1 I-2 I-4	Heavy Industrial Light/Service Industrial Vehicle Wrecking
Airport	I-5 AP-1 AG-1	Heliport Airpark Agricultural
Parks-Recreation and Open Space	P-1 P-2 RRA-1 L-1	Parks and Recreation Institutional Residential & Recreational Assembly Limited Use
Rural/Agricultural	AG-1 RU-1 CHP-1	Agricultural Rural Campground & Holiday Park
Limited Use	L-1 AG-1 P-1	Limited Use Agricultural Parks and Recreation
Comprehensive Development	CD	Comprehensive Development, site specific conditions to be determined.
First Nation Reserve		Not Applicable

1

Community Land Use & Growth Management

Goal 1: Land use and development contributes to Hope's:

- Livability and completeness;
- Compact, connected, and walkable built environment;
- Cost-effective infrastructure systems;
- Economic and community development; and
- Protection of natural areas as a key community asset.

Why is this Important?

Growth and change in the community can be managed effectively through the regulation of land use and development as well as policies related to infrastructure, services, and amenities. By promoting compact, **mixed-use**, and high quality development, we can help protect our natural areas by reducing urban sprawl, eliminate unnecessary infrastructure spending, and create a convenient, walkable, and **livable** community. Compact development also helps to support physical and mental health by encouraging people to walk more and providing more social spaces to bump into friends and neighbours.

District Trends

Hope is a member of the Fraser Valley Regional District (FVRD), along with Abbotsford, Mission, Chilliwack, Kent, Harrison Hot Springs, and eight unincorporated electoral areas. The FVRD is one of the fastest growing regional districts in BC. With more than 285,000 residents in 2011, the FVRD anticipates a population increase of 60% to 444,000 by the year 2041.

While Abbotsford, Mission, and Chilliwack have experienced rapid population growth and development pressure, Hope has experienced very little population growth in recent years. After adjusting for the District's boundary expansion in 1992, Hope's population showed little overall change for over 30 years, until a population decline began in 1996. Between 2006 and 2011, the community's population shrank by 3.5%.

Based on Hope’s 2011 population of 5,985 residents, the FVRD estimates that Hope will reach a population of **6,354 people by 2026** and **6,746 people by 2041**. The FVRD also estimates that Hope’s 2011 workforce of 2,155 people will reach **2,478 people by 2026** and **2,699 people by 2041**. As a result, the IOCP assumes a small amount of population growth for Hope over the next ten to fifteen years.

District Role

Through management of land use and development, the District can plan for and accommodate future growth in the community. The District may encourage growth and change in specific areas through modifications to policies, zoning, and incentive programs. The District will also work with the FVRD to contain growth in established urban centres and support the development of a compact community.

Objectives and Policies

Objective 1.1 To prioritize development in the District’s urban areas.

Policy 1.1.1 The pattern of proposed land use is shown in Schedule B of this IOCP. Changes in land use shall only be approved in accordance with this map.

The District recognizes that some existing land uses do not currently conform to the designations shown in Schedule B. The intent is not to change the use of these lands in the immediate future, but rather to guide future development and land use as properties are redeveloped over time.

Policy 1.1.2 Development applications must comply with the Development Permit Area Guidelines (Part III) with respect to:

- a) Flood Hazard Lands for areas within the 200-year floodplain;
- b) Lands with slopes greater than 15% and areas at risk of avalanche (Geotechnical Hazard Lands);
- c) Riparian Protection; and
- d) Form and Character.

Policy 1.1.3 The District shall direct growth to lands within the Fraser Valley Regional District’s **Municipal Growth Boundary** for Hope.

- Objective 1.2** **To encourage the densification of the Downtown core to facilitate potential transit service.**
- Policy 1.2.1 Encourage mixed-use commercial and residential uses in and around the downtown core through a Downtown Hope designation.
- Policy 1.2.2 Review the Zoning Bylaw to allow more flexibility of uses in the Downtown Hope designation to promote and support economic development.
- Objective 1.3** **To recognize, promote, and maintain the friendly, small town atmosphere as the District grows.**
- Policy 1.3.1 Ensure that new development supports more livable neighbourhoods and contributes to making Hope a more complete community.
- Objective 1.4** **To concentrate and mix compatible land uses to enable cost-effective and economically sustainable maintenance of public infrastructure.**
- Policy 1.4.1 Explore the feasibility of adopting standards for new developments that reduce the use of land, minimize impact on the environment, conserve energy, and reduce the need for expensive municipal infrastructure.
- Policy 1.4.2 Where feasible, ensure that Urban/Suburban development provides for paved road access, management of **stormwater**, potable water supply, sanitary sewage collection and treatment, solid waste collection, street lighting, and underground utilities, in an ecologically responsible manner.
- Objective 1.5** **To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial, and open space needs.**
- Policy 1.5.1 Focus the development of residential land uses in locations within a close walk to community services and facilities in the downtown core (designated as Downtown Hope in Schedule B: Future Land Use Map).

- Policy 1.5.2 Provide sufficient land for the development of civic, cultural, public health, and recreation facilities.
- Policy 1.5.3 Ensure a sufficient and adequately serviced commercial and industrial land base to attract and encourage economic opportunities.
- Policy 1.5.4 Review the District’s *Subdivision and Servicing Bylaw* to balance street and public realm guidelines and standards to promote a walkable community, achieve cost-effective and convenient maintenance, and support the efficient and safe movement of goods, people, and vehicles.

2

Residential Land Uses & Housing

Goal 2: Residential neighbourhoods:

- Reflect Hope’s natural beauty and small-town character;
- Include green spaces and play areas; and
- Include a diversity of housing options to meet community needs.

Why is this Important?

A variety of housing types, lot sizes, and densities is needed to support current and future residents throughout the various stages of their lives. Housing choices should include **affordable housing**, accessible housing, a mix of urban and rural housing options, and more sustainable options like **cluster housing**, smaller single family lots, assisted living units, and multi-family housing. The table below shows the spectrum of housing choices that a community can offer. By providing a range of housing choices in Hope, we can encourage a diverse mix of people from different age and income groups which helps to supports a vibrant community.

Table 1: The Housing Spectrum

Emergency Shelters	Transitional Housing	Social Housing	Non-Market Affordable Rental Housing	Affordable Non-Market Home Ownership	Affordable Market Rental Housing	Affordable Market Home Ownership
Government Subsidized			Non-market		Market	

District Trends

Most homes in Hope today are single-family homes. According to the 2011 Census, over 70% of Hope’s 2,632 households are owner-occupied and the other 30% are rented. Over two-thirds of all housing is made up of conventional single-family homes while the other third consists of mobile homes and apartments. The District needs housing options for all types of households including singles, families, and retirees. Options include a variety of single family homes, apartments, townhouses, and a range of care facilities (self-care, limited, and extended care) to cater to older residents and people with disabilities.

The following statistics provide a snapshot of Hope's current housing situation:

- **Hope is relatively affordable:** In 2011, the median price for a home in Hope was approximately \$285,000. In comparison, Chilliwack had a median home value of \$341,274 and the province as a whole had a median value of \$448,835.¹
- **Housing prices are rising more slowly in Hope than they are regionally:** Between 2010 and 2015, housing prices in the Fraser Valley have increased by 7.9% compared to 18% for Greater Vancouver.²
- **Affordability is still a challenge:** In 2011, half of all renting households and 18% of owner households spent more than 30% of their income on shelter. Spending more than 30% of household income on shelter is the level generally considered to be unaffordable.³
- **Vacancy is low:** As of 2015, the vacancy rate in Hope was less than 2% and has been this way for several years. This means that there is a shortage of rental housing.⁴
- **The housing stock is aging:** Less than 10% of homes in Hope were built in the last ten years and over 60% were built before 1986.
- **Homelessness is improving:** In 2014, the Fraser Valley Regional District (FVRD) reported that there were 22 homeless people in Hope, a decrease from 43 in 2011.⁵ More affordable housing choices are needed to continue to address poverty and reduce homelessness in Hope.
- **The population is aging:** By 2041, the FVRD estimates that one in every five residents will be over the age of 65. This number may be even higher in Hope, and it will impact the location and type of housing that should be built.

1. Statistics Canada (2011). National Household Survey.

2. MLS Home Price Index. http://homepriceindex.ca/hpi_tool_en.html

3. Statistics Canada. (2013). Canadian Community Health Survey: 2011-2012 cycle.

4. Hope and Area Transition Society. (2015). Housing First in Hope, BC.

5. Fraser Valley Regional District. (2011). *Homeless in the Fraser Valley: Report on the 2011 Fraser Valley Regional District Homelessness Survey*.

District Role

The District can:

- Use flexible land use regulations to increase the variety and density of housing types, such as **secondary dwellings**, coach housing, and other forms;
- Use inclusionary zoning to require affordable market and/or non-market housing in new development;
- Use housing agreements to ensure that **affordable housing** remains affordable for the life of the property;
- Use density bonusing in zoning regulations to allow for slightly higher density development (in appropriate areas) in exchange for community amenities like affordable housing;
- Use financial incentives to encourage the development of affordable housing, like reducing application fees, property taxes, and required infrastructure and amenity contributions;
- Encourage accessible and **visitable** housing with no steps at entrances, wide doorways and passages, and full access to amenities (like washrooms) on the main floor;
- Locate residential lands within walking distance of amenities and services;
- Recognize mobile home parks as an important affordable housing option and explore ways to help revitalize existing mobile home stock;
- Develop emergency, transitional, supportive, and assisted housing by working independently and/or in partnership with other levels of government; and
- Prioritize the implementation of existing affordable housing initiatives.

Objectives & Policies

Objective 2.1 **To provide attractive housing alternatives that respect Hope’s mountain views and natural environment.**

Policy 2.1.1 Support the demand for rural living in areas designated Country Residential and Rural/Agricultural.

Policy 2.1.2 Ensure lands designated as Country Residential are used for large lot, single family residential uses and secondary dwellings that may include agricultural use.

- Policy 2.1.3 Where appropriate, support cluster housing and encourage high-quality developments that allow Hope to grow in a way that is fitting to its sensitive mountain environment. Such proposals will be considered in selected mountain benchland areas within Country Residential, Limited Use, or Rural designations. In some cases, allocation of large areas for environmental protection will be required.
- Policy 2.1.4 Encourage innovative housing proposals that enhance sustainability, protect views, preserve green space, and are appropriately serviced using **green technology**.
- Objective 2.2 To support a variety of housing types, lot sizes, and densities to meet the changing needs of current and future residents.**
- Policy 2.2.1 In areas designated Urban/Suburban Residential, encourage the rezoning of lands to provide greater housing diversity and affordability by supporting and prioritizing:
- a) Secondary Dwellings;
 - b) Coach Houses, Laneway Houses, or Carriage Houses;
 - c) Compact lots;
 - d) Duplexes;
 - e) Rowhouses;
 - f) Townhouses; and
 - g) Apartments.
- Objective 2.3 To encourage proposals that integrate affordable housing throughout the community, rather than segregate or concentrate it in specific areas.**
- Policy 2.3.1 Support the provision of affordable housing, including rental and special needs housing, in Downtown Hope and Urban/Suburban Residential designations through the use of housing agreements, density bonusing, inclusionary zoning, and financial incentives.
- Policy 2.3.2 Encourage mixed use buildings, with residential uses above ground level commercial uses, in Downtown Hope through the use of density bonusing.

Objective 2.4 To encourage accessible and visitable housing.

Policy 2.4.1 Encourage the development of special needs housing and adult living communities in Downtown Hope through the use of financial incentives.

Policy 2.4.2 Explore the possibility of creating a building checklist or design guidelines to encourage new residential development to accommodate persons with mobility limitations. Considerations include **visitability, adaptability,** and **universal access design.**

Objective 2.5 To promote and facilitate the development of market and non-market affordable housing.

Policy 2.5.1 Continue to work with partners such as not-for-profit organizations, housing and community service agencies, businesses, faith organizations, the health care sector and others to develop creative solutions to provide affordable and emergency housing in Hope.

Policy 2.5.2 For affordable housing created with incentives or other municipal resources and programs, a “housing affordability agreement” may be formed between the District and the owner to protect affordability over the life of the property.

3

Commercial Land

Goal 3: Hope's commercial areas:

- Are inviting, vibrant, and safe;
- Create jobs that contribute to the diversity and strength of the local economy;
- Help to attract visitors to the community; and
- Include examples of sustainable practices.

Why is this Important?

The District of Hope is in a unique position, situated at the cross-roads of four major highways (Highways 1,3,5, and 7). Virtually all vehicle traffic between the Lower Mainland and the Interior passes through the District. Consequently, there is significant demand for tourist-oriented services such as gas stations, accommodations, and restaurants. These services tend to be located on or adjacent to highway corridors. The Highway Commercial designation is intended to meet these needs in the Silver Creek/Flood area, Old Hope Princeton Way, and in Downtown Hope itself.

A vibrant and compact downtown with a mix of services, amenities, and public spaces will create a community focal point and support our local economy. High quality design suited to the community's natural mountain environment will help create a unique sense of place while a concentration of attractive and accessible housing and activities nearby will further activate the downtown core.

District Trends

Hope is well known for its charming and authentic Downtown and historic Wallace Street. This unique, attractive, and **walkable** core is one of Hope's most important assets, shaping the community's identity, serving local residents, and attracting both residents and visitors. Downtown Hope is intended to remain the most important commercial centre for the District and can be strengthened further with the addition of more shops, services, and homes within walking distance.

District Role

With the right connections, mix of businesses and activities, signage, and strategic investment in the public realm, Downtown Hope can become an even stronger “heart” of the community and a destination for visitors.

The District can support initiatives that help to create a thriving Downtown by:

- Adopting supportive land use and development policies that prioritize and focus appropriate public and private investments in the Downtown, including compatible employment, businesses, and services;
- Identifying and implementing strategic public realm investment in the downtown core and adjacent areas to support further public and private investment;
- Being a champion for Downtown revitalization by marketing and promoting both locally and regionally;
- Encouraging events and programming to inspire people to visit; and
- Updating the Integrated Downtown Revitalization Plan (IDRP) to align with other District-related programs.

The Hope & District Chamber of Commerce represents 92 businesses and organizations operating within Hope. Community branding for Hope was completed in 2013 as a result of collaboration between the Chamber of Commerce, AdvantageHOPE, and the District.

Objectives & Policies

- Objective 3.1** **To direct commercial development to Downtown Hope, increase the diversity of retail and professional services, and encourage an attractive, vibrant, and walkable downtown for residents and visitors alike.**
- Policy 3.1.1 Support Downtown Hope as the primary retail, office, and commercial service area in the District.
- Policy 3.1.2 Enhance Water Avenue as the primary gateway from Highway 1 to the downtown core along Wallace Street.
- Policy 3.1.3 Encourage policies, zoning regulations, and retention of commercial lands to attract business development in Downtown Hope.

- Policy 3.1.4 Work with existing and potential employers to locate compatible employment activities in Downtown Hope.
- Policy 3.1.5 Encourage **mixed-use** commercial/residential, **infill** development, and façade and building upgrades with the Revitalization Tax Exemption Bylaw.
- Objective 3.2 To encourage pedestrian activity by strengthening the live-work relationship and the attractiveness of Downtown Hope to new and expanding businesses.**
- Policy 3.2.1 Encourage new retail and entertainment uses including shops, cafes, restaurants, and grocery stores in Downtown Hope.
- Policy 3.2.2 Encourage mixed-use development along Wallace Street, Water Avenue, and 6th Avenue in Downtown Hope.
- Policy 3.2.3 Support the street tree program along Wallace Street.
- Policy 3.2.4 Support year-round events and festivals to increase tourism and stimulate local business.
- Policy 3.2.5 Develop a comprehensive signage program, based on the natural assets of Hope, to promote the community’s distinct identity and provide direction to municipal facilities, services, trails, Downtown Hope, and other destinations.
- Policy 3.2.6 Support community promotion of Hope’s dramatic geography as a key part of community identity through a broad range of features, including public art and wood carvings, building design, building materials, street banners, and landscaping.
- Objective 3.3 To strengthen the commercial gateway to Hope to support the community’s economic development and tourism focus.**
- Policy 3.3.1 Support the revitalization of Old Hope Princeton Way as a main highway commercial area for the travelling public.
- Policy 3.3.2 Support Highway Commercial along Old Hope Princeton Way, Trans-Canada Highway, and Flood Hope Road.
- Policy 3.3.3 Encourage upgrading of commercial lands in Silver Creek to better serve local neighbourhoods and the travelling public.

Objective 3.4 Support economic diversification that takes advantage of Hope’s assets including its proximity to a large population base, its scenic attributes, natural resources, and natural environment.

Policy 3.4.1 Support tourist destination uses including hotels, lodges, agritourism accommodations, eco-tourism, cultural attractions, and other recreation facilities.



Photo Credit: AdvantageHOPE

4

Industrial Land

Goal 4: Hope's industrial areas:

- Are clean, attractive, and well-maintained;
- Contribute to the local economy;
- Are effectively separated or buffered from adjacent land uses;
- Minimize negative impacts on the natural environment and human health; and
- Are compatible with the tourism experience.

Why is this Important?

Local economic development creates shared wealth, supports community well-being, and maintains a healthy tax base that supports local services. The District aims to achieve this by working in partnership with the private sector, paving the way for inward investment, investing in our residents, supporting entrepreneurs, providing good local jobs, and keeping local revenue in Hope.

District Trends

Industrial land in the District is located next to the Canadian National Railway in the Silver Creek/Flood area close to Downtown Hope. This area gives businesses and light industry good access to both the railway and highway.

Hope currently has a total of 56 industrial sites which cover an area of about 227 acres. In 2013, an Industrial Opportunities Study showed that 55 of the 56 sites had potential for additional development⁶. Over half of these properties (31 sites) are less than 2 acres in size, 12 sites range between 2-5 acres, and 13 are greater than 5 acres.

The 2013 study found that new large-scale manufacturing is not likely to be established in the Fraser Valley and other areas such as construction, warehousing, transportation and logistics are also not likely growth industries. However, the study did identify an opportunity for small-scale manufacturing in the region due to low leasing costs, affordable residential real estate, and strong connections to transportation infrastructure.

6. Colliers International (2013). Industrial Opportunities Study - Hope, BC.

District Role

The District’s Council, staff, AdvantageHOPE, and Chamber of Commerce support and promote business development and diversity within the community. The District supports local economic development through a variety of initiatives, including:

- Encouraging small-scale manufacturing in Downtown Hope;
- Working with industrial operations to improve aesthetics, landscaping, and buffering from adjacent land uses;
- Encouraging onsite **stormwater** retention using bio-filtration, whenever possible, to mitigate stormwater runoff and pollutants from entering streams or watercourses;
- Working with local industrial business owners to improve aesthetics and make long term improvements in Downtown Hope;
- Supporting inter-community business networks in the Fraser Valley to encourage economic diversity; and
- Dedicating municipal resources to support local light industrial and manufacturing development.

Objectives & Policies

Objective 4.1 **To retain industrial lands to support local economic development.**

Policy 4.1.1 Support Light/Service Industry and Heavy Industry uses in designated areas.

Objective 4.2 **To encourage Light Industrial uses that help to diversify the local economy including light manufacturing, technology, transportation, and non-resource based uses.**

Policy 4.2.1 Support a comprehensive range of Light Industrial facilities that serve the needs of the commercial transportation industry along provincial highways.

Policy 4.2.2 Explore opportunities to expand the business potential of the municipal airport.

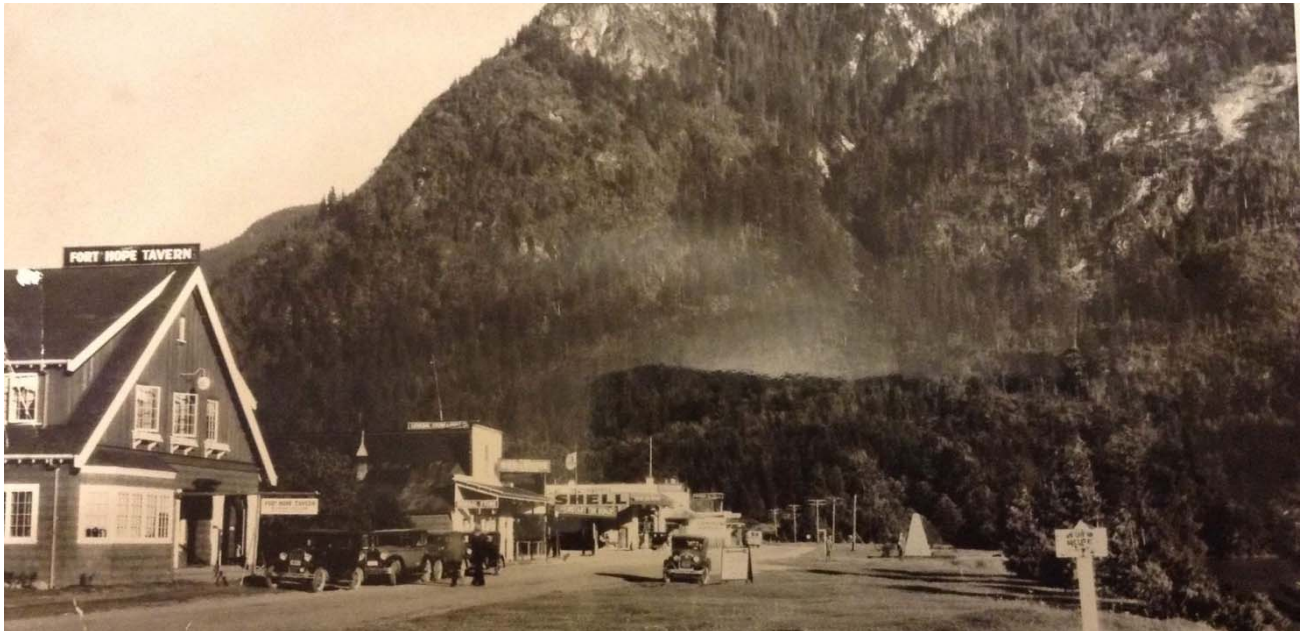
Policy 4.2.3 All industrial development should be undertaken in an environmentally responsible manner to support the clean, green image of the community.

Objective 4.3 **To attract clean and environmentally-friendly light industry jobs for existing and new residents and to strengthen the tourism/service sector.**

Policy 4.3.1 Encourage Light Industrial development, including a business park, along Flood Hope Road west of the Highway 1. Such development should be comprehensively planned and designed to fit the community’s green character so as to not detract from the tourism potential. The precise location of such an area will depend on negotiations with property owners and the Agricultural Land Commission in order to minimize impact on agricultural lands adjacent to light industrial uses.

Policy 4.3.2 Encourage the redevelopment of **brownfield** sites.

Policy 4.3.3 Support innovative methods for servicing Light Industrial developments.



Historic Water Avenue, Photo Credit: Hope Museum

5

Agricultural, Rural & Resource Land

Goal 5: Hope's agricultural, rural and resource lands:

- Are protected and buffered from urban uses;
- Contribute to economic development; and
- Reduce water use and transition to the use of more sustainable material inputs and practices.

Why is this Important?

Agricultural lands are important for long-term food production, employment, and self-sufficiency. Forested areas support both human and environmental health and contribute to ecological biodiversity. Rural lands contribute to Hope's sense of place and identity, provide opportunities for outdoor recreation, and support a range of housing options and lifestyles for residents.

District Trends

Agriculture

Over 300 hectares (741 acres) of land in the District are designated for agricultural use under the provisions of the provincial Agricultural Land Reserve (ALR). Local agriculture contributes to the District's economy, diversity, and identity. Agricultural land also provides an opportunity for fresh, healthy food close to home. Most agricultural properties in Hope are semi-actively used for livestock or soil based crops.

Rural Areas

The District includes a range of urban, suburban, and rural areas that provide a variety of housing options for different lifestyles. Areas identified for rural living include large lots to provide a transition from denser urban areas to more open agricultural areas.

Resource Lands

Forestry & Mining

Hope is on the cusp of a changing economy. The local economy has traditionally depended on forestry and mining industries; however, former mines in the area are no longer in operation and most forestry activity has been in decline.

The Cascade Lower Canyon Community Forest Corporation controls the sale of timber and land use in the Cascade Lower Canyon Community Forest. This economic partnership, authorized by BC Ministry of Forest and Chilliwack Forest District, collects payments and redistributes proceeds into the local community.

Water Extraction

Nestle Waters Canada has a bottling plant near Hope that extracts an estimated 300 million litres of ground water each year from the Kawkawa Lake sub-watershed. While previously there were no permitting fees for groundwater extraction, in 2016 the BC Water Sustainability Act was introduced and requires large corporations to pay \$2.25 per million litres.

Aggregate (Sand/Gravel) Extraction

Official Community Plans are required to identify areas for sand and gravel extraction. Three small areas outside of municipal boundaries have sand and gravel deposits. In 2004, the Fraser Valley Regional District (FVRD) established an Aggregate Pilot Project to develop partnerships and recommendations to secure a long-term aggregate supply in the region. The process is on-going.

District Role

The District manages the development and phasing of rural land development through this IOCP and in accordance with provincial legislation. Agricultural land in the ALR is further regulated under the provincial Agricultural Land Commission Act and Regulations.

The District can encourage local agricultural production through land use regulations, policies, and access to production areas and can work with partner organizations to support healthy eating, local food promotion, and farmers' markets.

Objectives & Policies

Objective 5.1 **To support the preservation and use of lands within the Agricultural Land Reserve (ALR) for agricultural purposes.**

Policy 5.1.1 Support agricultural uses in designated areas.

Policy 5.1.2 Direct new growth within the **Municipal Growth Boundary** to reduce encroachment into natural and agricultural areas.

Policy 5.1.3 Protect rural lands from fragmentation by directing new growth into the Municipal Growth Boundary.

Policy 5.1.4 Support edge planning along the boundary of the ALR to ensure adjacent land uses are compatible. This may involve the creation of a buffer outside the ALR in certain areas.

Policy 5.1.5 Support non-farm uses in agricultural areas that are compatible, low impact, and permitted in the *Agricultural Land Commission Act*.

Policy 5.1.6 Encourage organic farming as a high value added use of agricultural land.

Policy 5.1.7 Encourage intensive agricultural operations on sites where negative impacts to adjacent properties can be mitigated.

Objective 5.2 **To encourage a local food culture and healthier lifestyles.**

Policy 5.2.1 Support **urban agriculture**.

Policy 5.2.2 Support farmers' markets, food fairs, and other food-related public events in the community.

Policy 5.2.3 Work with community groups, youth groups, schools and other organizations to encourage, facilitate, and expand local awareness surrounding food production.

Policy 5.2.4 Support local, healthy, and safe food production and distribution through the District of Hope's procurement policy.

Objective 5.3 To develop local access to sand and gravel deposits.

Policy 5.3.1 Support sand and gravel extraction in unused agricultural lands in North Hope, provided that agriculture is protected as the eventual intended use.

Policy 5.3.2 Work with senior governments to establish a program for gravel extraction that considers the flooding potential of rivers in Hope and obtain funding to implement necessary protection against flood, erosion, and geotechnical hazards.

6

Natural Areas & Environmental Protection

Goal 6: Hope's natural areas:

- Are protected as key community assets, including ecosystem integrity, biodiversity, and air and water quality; and
- Are managed to protect people and property from natural hazards.

Why is this Important?

We cannot live without a properly functioning ecosystem. Plants, animals, and fungi clean our air, moderate our climate, provide us with food, absorb our waste, and provide numerous other ecological, aesthetic, and social benefits.

The natural setting is one of Hope's greatest assets. Careful stewardship of this asset is needed to protect it for existing and future residents and visitors. The area's numerous lakes, rivers, streams, wetlands, mountains and forests are invaluable resources for the community and for local birds, fish and wildlife.

District Trends

The District of Hope is located on both sides of the Fraser River, the longest river in British Columbia. The Fraser River **watershed** area captures over one-third of the province's water which flows out into the Strait of Georgia. At Hope, the Fraser River enters a broad floodplain that extends 130 kilometres to the coast and to Vancouver. The Coquihalla Lakes northeast of Hope flow into the Coquihalla River which connects to the Fraser River. Kawkawa Lake to the east Hope flows into Kawkawa Creek, which joins the Coquihalla River in Hope before flowing into Fraser River.

Hope Mountain, rising 1844 metres in height, overlooks Hope from the south.

District Role

The District helps to protect the environment and natural areas by regulating land uses, specifically by setting aside parklands and open spaces and limiting development in hazardous areas. The District also works with the Fraser Valley Regional District (FVRD) and the Province on regional and provincial parks. Additionally, the District is required under the federal *Fisheries Act* and the provincial *Riparian Areas Regulation (RAR)* under the *Fish Protection Act* to protect streamside areas in order to support valuable fish habitat.

Objectives & Policies

Objective 6.1 **To protect the natural environment, ecosystems and biological diversity.**

Policy 6.1.1 Develop guidelines to mitigate the loss of wetlands, wildlife habitat, and areas with indigenous vegetation.

Policy 6.1.2 Continue to work with the Fraser Valley Regional District to manage invasive and noxious weeds.

Objective 6.2 **To identify and protect wildlife corridors and habitat areas from potentially negative impacts of land development.**

Policy 6.2.1 Work with local environmental organizations, FVRD, and relevant provincial and federal government ministries to establish a Wildlife Corridor Identification and Protection Strategy for the area.

Policy 6.2.2 Consider the implementation of wildlife programs to reduce conflict between wildlife and human populations.

Objective 6.3 **To protect fish-bearing watercourses from negative impacts.**

Policy 6.3.1 Protect environmentally sensitive riparian areas using one or more of the following measures, depending on the given situation:

- a) Dedication as a park or trail where the area complements the District's long-term park and trails planning; ☐
- b) Dedication to a land trust or similar non-government organization for conservation purposes; and/or ☐
- c) Covenant for conservation purposes with the District of Hope, the Province of British Columbia, and/or a non-governmental organization(s) eligible to hold conservation covenants. ☐

Policy 6.3.2 Protect riparian areas from the impact of residential, commercial, and industrial development by ensuring that any development within 30 metres of a watercourse is properly assessed as required by the federal *Fisheries Act* and provincial *Riparian Areas Regulation (RAR)* under the *Fish Protection Act*.

- Objective 6.4 To maintain and enhance surface and groundwater quality.**
- Policy 6.4.1 Partner with provincial, regional, and not-for-profit organizations to support or conduct assessments and inventories of aquatic and terrestrial ecosystems in order to update protection strategies, identify restoration programs, and support land use and servicing decisions.
- Policy 6.4.2 Encourage, where appropriate, the use of wetlands for stormwater detention or retention purposes.
- Objective 6.5 To regulate development in areas with natural hazards in order to mitigate risk.**
- Policy 6.5.1 Expand the existing knowledge of local hazards to support and improve land use and servicing decisions.
- Policy 6.5.2 Lands subject to geotechnical hazard and/or those within floodplain areas are designated as Geotechnical Hazard Development Permit Areas and/or Flood & Erosion Hazard Development Permit Areas which include specific regulations and limitations for development. A Qualified Professional may identify mitigative measures for the safe development of property in these areas.
- Policy 6.5.3 Work with other stakeholders to develop a mitigation strategy to reduce the risk of wildland-urban interface fire using a combination of approaches including, but not limited to: burning restrictions, prescribed burning to reduce fuel build-up in forested areas, infrastructure upgrading, public education, signage, legal mechanisms, and emergency planning.
- Objective 6.6 To improve air quality.**
- Policy 6.6.1 Discourage vehicle idling within the District through education and awareness raising.
- Policy 6.6.2 Collaborate with the FVRD, other Fraser Valley municipalities, and major employers to address issues that affect air quality in the Fraser Valley.

Policy 6.6.3 Encourage large employers and government agencies with air quality monitoring data to share this information publicly.

Policy 6.6.4 Continue to support the wood stove exchange and education program.

Objective 6.7 To recognize and respect the natural environment as a priceless asset for all Hope residents and visitors.

Policy 6.7.1 Support environmental initiatives that enhance sustainability.

Policy 6.7.2 Consider environmental issues when reviewing development proposals, including impervious surface coverage, access, servicing impacts, maintenance costs, wildlife corridors, and environmental preservation, including replacement of vegetation cleared for development, drainage courses, and impact to ecosystems.

Policy 6.7.3 Support ecosystem integrity, biodiversity, and wildlife and habitat protection.

Policy 6.7.4 Work with the FVRD and private water services to promote water conservation through education and awareness raising.

Policy 6.7.5 Maintain mountain **viewscapes** in Downtown Hope, wherever possible.



Photo Credit: AdvantageHOPE

7

Parks, Recreation, Culture & Heritage

Goal 7: Hope's parks, recreational, and cultural offerings and amenities:

- Offer diverse year-round opportunities;
- Connect places and natural areas through a system of active-use trails; and
- Create opportunities that enhance the economic health and social well-being of the community.

Why is this Important?

The availability and quality of public open space, parks, and public and private leisure facilities have a significant effect on community **livability**. The District's abundant natural features, including mountains, lakes, and beautiful scenery, also contribute to our quality of life and support a range of outdoor activities.

Recreation and leisure is essential to our health and well-being. Opportunities for physical activity, social connections, and enjoyment for all ages and abilities helps to keep residents and visitors happy and healthy.

District Trends

Parks

Hope has 496 hectares (1,225 acres) of parkland. The District has designated enough land for parks and recreation to last well into the future; however, most of this land is organized in very large areas and little is set aside for smaller neighbourhood and community parks. As a result, not all park needs are currently being met.

Trails

Hope has 63 kilometres of existing trails. A number of these trails are connected to "Experience the Fraser," a region-wide parks and trail system that connects Hope to the Salish Sea. "Experience the Fraser" is supported by various levels of government, including the Province, Fraser Valley Regional District, and Metro Vancouver.

There is a need to formalize and extend Hope's existing trail system to link various neighbourhoods to each other, to the downtown, and to other regional and national trail networks. About 13 kilometres of existing popular trail segments are informal and cross private lands.

Recreation

The Fraser Valley Regional District (FVRD) operates the Hope Recreation Complex. This includes an aquatic centre, fitness centre, arena, fitness and swim lessons, youth and children summer camps, sports camps, and first aid training.

The District aims to provide a network of recreational facilities to allow residents and tourists to enjoy all that Hope has to offer. The current system of public services and facilities meets much of the community's current needs for civic, cultural, and recreational uses. However, as the population grows, the District will need to expand and create new facilities to meet the needs of new residents.

Culture and Heritage

Hope has a rich history, including Stó:lō communities, the gold rush, and Japanese internment during World War II. In 1916, the Great Northern Railway built the Hope Station House. In 1985, the building was moved to the intersection of Highway 1 and Highway 3. The last train station of its kind, the Station House is currently being renovated to support a community arts centre.

In the 1940s, over 2,600 people lived in Tashme, the Japanese internment camp 22 kilometres east of Hope. The community was dismantled in 1946. The Tashme Friendship Garden in Downtown Hope serves as a reminder of the camp and its residents.

Today, the District hosts to a number of festivals and cultural events, including Brigade Days, Hope Flight Test, Canada Day celebrations at Memorial Park, and other related programming led by the Hope & District Arts Council. Other highlights include the volunteer-run Art Machine Gallery and Studio, ongoing workshops, summer concerts held in Memorial Park, and Winterfest celebration.

District Role

To encourage local community arts, culture, and heritage initiatives, the District can:

- Establish and use a community events fund to support individuals, groups, and organizations in hosting community events;
- Host events and festivals in partnership with local organizations to showcase various traditions and cultures;
- Display art in public spaces;
- Discourage vandalism through youth education, timely maintenance, and other initiatives that promote civic pride; and
- Collaborate with arts, culture, and heritage organizations on specific projects.

Objectives & Policies

Objective 7.1 To meet the park and recreational needs of existing and future residents.

Policy 7.1.1 In accordance with s. 510 of the *Local Government Act R.S. 2015*, the District will require dedication of land through development, including linear parks as trails, or cash in lieu of park dedication. Proposed dedications of parklands that are isolated and do not add to park and trail connectivity will be discouraged.

Policy 7.1.2 Pursuant to s. 510 (2) of the *Local Government Act*, in the event that the area for parkland dedication is less than 5% of the total area to be subdivided, the District of Hope may require land or cash in lieu.

Policy 7.1.3 Designate sufficient parkland, open space, and trail corridors to meet the District's anticipated future requirements.

Policy 7.1.4 Integrate park planning and design with broader community planning initiatives related to land use, housing, transportation, social connections, and community amenities, including:

- a) Public gathering places for community celebration, contemplation, social gathering, and/or civic engagement;
- b) Public art; and
- c) Aboriginal culture, immigrant culture, the environment, local heritage, and veterans.

Policy 7.1.5 Promote a range of affordable and accessible recreational programs for all four seasons.

Policy 7.1.6 Identify facilities and deliver programs that meet the specific activity and **accessibility** needs of youth and seniors.

Objective 7.2 To provide civic and institutional spaces and buildings that:

- **Are accessible,**
- **Are conveniently located,**
- **Provide useful community gathering spaces,**
- **Incorporate integrated sustainability practices, and**
- **Incorporate learning and culture.**

Objective 7.3 To use green corridors effectively to provide opportunities for walking and cycling and promote healthy and active living.

- Policy 7.3.1 Continue to expand the path and trail system over time by linking to residential subdivisions and connecting to schools, recreation facilities, parks, and the downtown.
- Policy 7.3.2 At the time of subdivision, seek opportunities to connect public trails and/or parks. The access corridor may be in addition to, and outside, any riparian management area requirements.
- Policy 7.3.3 The District may consider the acquisition of all or a portion of properties in high-priority access areas where it is unlikely the required land can be obtained in less expensive ways in the desired timeframe.

Objective 7.4 To promote Hope as an outdoor recreation destination based on its natural assets.

- Policy 7.4.1 Identify and protect areas with potential for future parks, recreation, and open space uses.
- Policy 7.4.2 Create a range of parks, open spaces, and trails that accommodate a wide range of passive and active recreation uses for residents and visitors.
- Policy 7.4.3 Develop a Parks, Trails, and Open Space Master Plan to meet current and future needs for parks, open spaces, and trails and to connect communities and destinations throughout Hope.
- Policy 7.4.4 Encourage enhanced access to the Fraser River waterfront for park and recreational uses.
- Policy 7.4.5 Identify and work to protect locations with scenic viewpoints of the mountains, rivers, and valleys to enhance Hope’s attractiveness for residents and tourists.
- Policy 7.4.6 Work with the Province to enhance the tourist potential of the Coquihalla Canyon Provincial Park.
- Policy 7.4.7 Preserve and maintain Memorial Park in accordance with the the *Provincial Crown Grant* dated March 18, 1964.

Policy 7.4.8 Support the concept of an aerial tramway on Mount Hope, proposed ski facilities near Jones Lake, and other similar developments to take advantage of the potential tourist opportunities this would bring to Hope.

Objective 7.5 To celebrate arts and local culture.

Policy 7.5.1 Work with Hope & District Arts Council to develop a public art program to support local artists and enhance public buildings, streetscapes, and other public spaces. Where appropriate, incorporate public art in commercial and multi-family developments.

Policy 7.5.2 Work with Hope & District Arts Council to encourage children and youth to become involved in the arts.

Policy 7.5.3 Encourage the display of public art in Downtown Hope and other suitable locations with a focus on wood carvings with wildlife and natural themes.

Policy 7.5.4 Support local artists in the creation of distinctive art works for public spaces that build on Hope’s scenic attributes.

Policy 7.5.5 Work with AdvantageHOPE and Hope & District Arts Council to promote festivals and other events designed to enhance tourism, cultural vibrancy, community building, social cohesion, and tolerance.

Policy 7.5.6 Support Hope & District Arts Council and student organizations, at their request, to ask University of Fraser Valley and other institutions to increase local post-secondary arts programming.

Policy 7.5.7 Support local arts organizations in finding appropriate facilities for artistic expression, performance, and display, when possible.

- Objective 7.6 To further public awareness of the area’s rich First Nations history and culture.**
- Policy 7.6.1 Partner with Stó:lō and other local First Nations to protect the region’s anthropological heritage and display the natural history and cultural development of the area. The Stó:lō Heritage Policy will be used to guide appropriate treatment of culturally significant sites within S’ólh Téméxw, and the region-wide S’ólh Téméxw Use Plan will guide the use and management of land and resources within S’ólh Téméxw to protect Stó:lō cultural values.
- Policy 7.6.2 Continue to integrate awareness and educational opportunities, in parks, public spaces, public art, and interpretive signage developed in partnership with First Nation communities.
- Objective 7.7 To celebrate and educate people about current First Nation culture and language.**
- Policy 7.7.1 Promote First Nations art and language through public art, community celebrations, festivals, and other programs developed in partnership with First Nation communities.
- Objective 7.8 To strengthen relationships between the District of Hope and local First Nations in the spirit of collaboration, recognition, and reconciliation.**
- Policy 7.8.1 Where feasible, invite First Nation communities to be involved in economic development, environmental management, energy and climate, and community health and wellbeing initiatives.
- Objective 7.9 To further public awareness of the Japanese Internment Camp at Tashme during the Second World War.**
- Policy 7.9.1 Support educational programs that contribute to community awareness and understanding of the cultural history of the former internment of Japanese-Canadians in World War II.

Objective 7.10 To remember and celebrate our history.

Policy 7.10.1 Encourage conservation and support the retention of significant heritage buildings and other historic resources under the British Columbia *Heritage Conservation Act*.



Photo Credit: AdvantageHOPE

The roads, trails, and pathways that connect destinations within Hope and elsewhere in the region are critical to the District's social and business success.

Mobility



Photo credit: AdvantageHOPE

This section describes the mobility objectives and policies for the IOCP. Mobility policies and objectives build on the land use objectives and policies to support a community that:

- Is livable, complete, and compact;
- Has well-planned, cost-effective infrastructure;
- Plans ahead for transit connections to the various neighbourhoods in Hope and to other communities in the Fraser Valley; and
- Enables active transportation for residents to get around and for visitors to explore Hope's natural beauty and amenities.

8

Motorized & Active Transportation

Goal 8: Hope's transportation system:

- Moves people and goods safely and efficiently;
- Enables a shift to healthier modes of transportation, including accessible and age-friendly options; and
- Is transitioning to more sustainable modes with reduced emissions.

Why is this Important?

The roads, trails, and pathways that connect destinations within Hope and elsewhere in the region are critical to the District's social and business success.

The District of Hope is comprised of Hope Townsite, and surrounding communities of Kawkawa Lake, Silver Creek-Floods, and Lake of the Woods (North Hope). Located at the eastern end of the Fraser Valley and the southern end of the Fraser Canyon, Hope is a natural gateway between the Lower Mainland and the Okanagan/Interior regions of the Province. The District is 144 kilometres east of the City of Vancouver and 51.4 kilometres from Chilliwack, its closest neighbouring city. The closest US border crossing is 85 kilometres to the south, and the closest international airport is in Abbotsford, 73 kilometres away, although the Hope Aerodrome can accommodate smaller aircrafts.

The Trans-Canada Highway (Highway 1) passes through Hope and the District also contains the southern terminus of the Coquihalla Highway (Highway 5), the western terminus of the Crowsnest Highway, locally known as the Hope-Princeton Highway (Highway 3), and the eastern terminus of Highway 7. Both the Canadian Pacific and Canadian National railways are routed through Hope.

Hope is a logical stopping point for visitors traveling to Vancouver, the Okanagan, Thompson-Nicola, and beyond. The four area highways (Highways 1, 3, 5, and 7) are an important corridor for goods movement and a critical economic linkage that supports local businesses.

Internal and regional links are important for connecting people to jobs, shops, services, healthcare, and education. A strong transportation network provides people of all ages, abilities, and incomes with safe, accessible, and convenient travel choices. Providing options for active and shared transportation (walking, cycling, shuttles, and buses) can help to also improve community health and well-

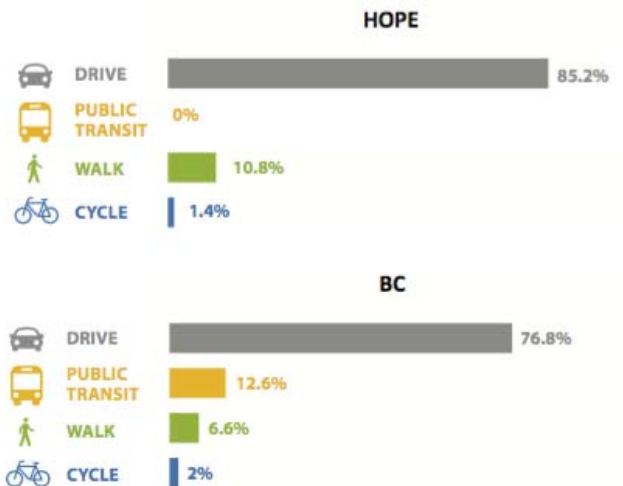
being by supporting physical activity, improving access to services and amenities, and reducing social isolation. Offering a range of transportation choices also has other benefits, such as reducing traffic and helping to prevent impaired driving.

District Trends

In 2013, the annual average daily traffic on Highway 1 traveling eastbound out of Hope (0.4 kilometres east of Silverhope Creek Bridge) was almost 9,500 vehicle trips per day. Over the calendar year, this represents approximately 3,500,000 vehicles per year traveling through Hope.⁷

According to the 2011 Census, the majority of people in Hope use private vehicles to commute to work, which is similar to other communities across the Province. Hope residents are more likely to walk than other BC communities and are similar in terms of the small proportion of residents who regularly bike to work. Currently, there is no local transit in Hope although Greyhound buses offer 6 trips to and from Vancouver daily.

In 2013, BC Transit undertook community consultations on proposed service options to connect Hope and Chilliwack and to provide local service within Hope.⁸ If local and provincial funding is approved, an agreement may be developed to articulate the services and timeline for implementation.



7. BC Ministry of Transportation and Infrastructure. Traffic data program <https://prdoas3.pub-apps.th.gov.bc.ca/tsg/>

8. Fraser Valley Regional District (2013). Connecting the Valley.

District Role

The performance of a transportation network can have a significant impact on the quality of life, economic activity, and social well-being of a community. However, many of the transportation systems in Hope fall outside of municipal jurisdiction:

- Highways are managed by the Provincial Ministry of Transportation & Infrastructure;
- Any future public transit will be managed by BC Transit and the Fraser Valley Regional District;
- The Hope Aerodrome is operated by the Fraser Valley Regional District; and
- Canadian Pacific and Canadian National railways are currently managed by private corporations.

The District still has an important role to play in managing local transportation systems. The District can:

- Plan for and manage the local public road network to facilitate the movement of people and goods;
- Plan for and manage the local public trail network;
- Maintain local roads, trails, and pathways;
- Promote **active transportation**;
- Contain growth in established areas to support a compact, **walkable** community; and
- Advocate to senior levels of government for public transit services.

Objectives & Policies

Objective 8.1 **To provide a high standard of public roads to accommodate the needs of local residents, businesses, and visitors.**

Policy 8.1.1 Review municipal road infrastructure on an ongoing basis to determine the implementation of servicing standards and requirements for differing road types, including arterials, collectors, local roads, and lanes.

Policy 8.1.2 Consider the development of a truck route to regulate the movement of large commercial vehicles.

Policy 8.1.3 Evaluate transportation investments for the purpose of transportation infrastructure planning using a hierarchy that values: 1) **active transportation**, 2) commercial freight, and 3) personal vehicles in that order of importance.

Objective 8.2 Encourage local trips by foot and bicycle.

Policy 8.2.1 Develop a Parks Master Plan to consolidate with the Trails Master Plan. The Plan should consider safe, accessible, and integrated routes for pedestrians, cyclists, and people using personal mobility enhancements (such as battery-operated scooters).

Policy 8.2.2 Support the development of a safe and accessible pedestrian and bicycle route from Downtown Hope to the Silver Creek neighbourhood.

Policy 8.2.3 Support the development of a safe and accessible pedestrian and bicycle route from Downtown Hope to Kawkawa Lake and to Coquihalla Provincial Park.

Policy 8.2.4 Consider streetscape improvements, including landscaping, consistent street furnishings, and sidewalk construction and replacement in all road upgrade projects in Downtown Hope.

Policy 8.2.5 Support sidewalk improvements that will result in increased pedestrian accessibility, safety, and mobility in Downtown Hope.

Policy 8.2.6 Continue to connect Hope’s neighbourhoods to the downtown core with safe and accessible walking and cycling trails.

Policy 8.2.7 Celebrate well-built active transportation projects.

Objective 8.3 To support an accessible transportation system within Hope.

Policy 8.3.1 Continue to work with BC Transit and the FVRD on the provision of community transit.

Policy 8.3.2 Work with interested groups on the provision of transportation services for seniors and others with mobility concerns.

Objective 8.4

To improve connections between Hope and other communities.

Policy 8.4.1

Work with BC Transit, FVRD, and other local governments in the area to meet the public transit needs of Fraser Valley residents.

Policy 8.4.2

Encourage the development of volunteer shuttle services.

Policy 8.4.3

Continue to work with seniors and groups with mobility concerns to advocate for a community shuttle service.

Policy 8.4.4

Continue to direct new residential and business growth to Downtown Hope in order to reach densities needed to support transit service.

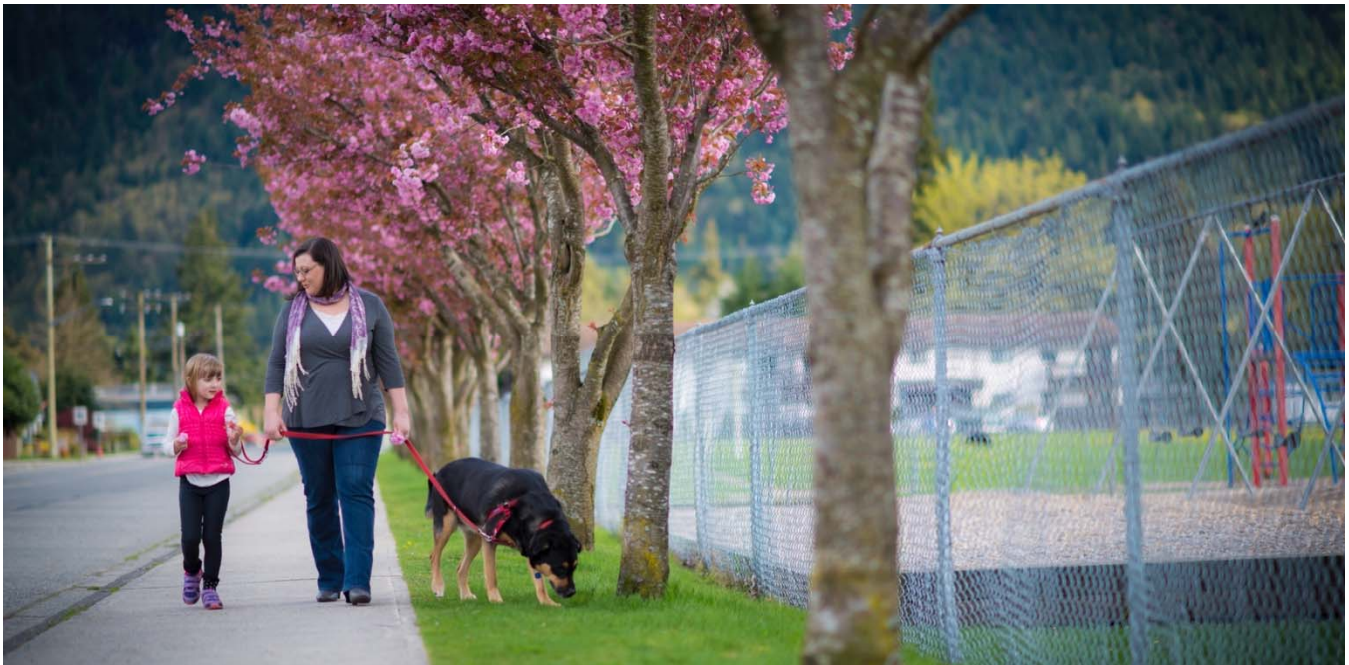


Photo Credit: AdvantageHOPE

Providing water and sewer infrastructure is one of the largest investments the District makes and maintenance is a significant portion of District expenditures.

Infrastructure &
Public Utilities



This section describes the objectives and policies related to Hope’s infrastructure and public utilities that build on the land use and mobility objectives and policies to support a community that:

- Has safe and reliable systems;
- Encourages an orderly pattern of development;
- Supports the sustainable use of resources; and
- Supports business and residential growth.

9

Water Service & Sanitary Sewer

Goal 9: Hope has a healthy, dependable source of water and a community sanitary sewer and stormwater system that:

- Is responsibly managed; and
- Protects the natural environment.

Why is this Important?

All residents and businesses depend on reliable access to safe drinking water, sewage treatment, and **stormwater management** systems. Providing this infrastructure is one of the largest investments the District makes. Maintenance of these systems is a significant portion of District expenditures.

District Trends

In the mid-1990s, the District completed a number of drainage, sewer, and water studies. A Development Cost Charge study reviewed existing infrastructure, recommended a number of upgrades for existing utilities, and identified the need for additional infrastructure. The recommendations were based on a population target of 10,000 people. Since there has not been substantial population growth since the 1990s, the findings of these earlier studies generally still apply.

To date, the District has taken advantage of cost-saving opportunities, such as grants, and focused on maintaining existing infrastructure.

District Role

The District's Operations Department is responsible for services including: water supply and treatment, **wastewater**, parks, roads and streets, drainage and irrigation, sanitation, and District equipment and buildings.

Objectives & Policies – General Infrastructure Systems

Objective 9.1 **To encourage an orderly pattern of development in order to reduce construction, operations and maintenance costs of infrastructure systems while meeting current and future needs.**

Policy 9.1.1 The District will identify the extent, location, and phasing of development for infrastructure, including municipal water and sanitary sewer trunk lines.

Policy 9.1.2 The District does not support the extension of municipal services outside of its municipal boundary.

Policy 9.1.3 Ensure the District’s *Development Cost Charges Bylaw* supports future planned infrastructure upgrades to support economic development.

Policy 9.1.4 Apply a comprehensive and integrated approach to **asset management**, including the development and ongoing use of an Asset Management Plan.

Objective 9.2 **To require that the costs of upgrading infrastructure and servicing new development are borne by those who benefit.**

Policy 9.2.1 When feasible, the District will enter into latecomer agreements to require benefitting parcels to pay their proportionate share of infrastructure costs when connecting to the extended service.

Policy 9.2.2 Support infrastructure improvements that benefit the municipality as a whole. Where possible, seek provincial cost sharing to reduce the financial impact on ratepayers.

Policy 9.2.3 The costs of upgrading services will be borne primarily by the property owners who benefit. A variety of tools may be used including but not limited to: local service areas, utility charges, and development works service agreements.

Policy 9.2.4 Continue to require new development to contribute to the costs of infrastructure capacity improvements that benefit the entire community. A variety of tools may be used including but not limited to: development works servicing agreements, amenity negotiations, and comprehensive development agreements.

Policy 9.2.5 Support innovative methods for servicing developments that encourage economic growth and environmental sustainability.

Objectives & Policies – Water Infrastructure

Objective 9.3 To provide a sufficient supply of water to serve the domestic, irrigation and fire protection needs of the community.

Policy 9.3.1 Minimize water system leaks by maintaining and upgrading watermains using a Water Loss Management Program and other initiatives as necessary.

Policy 9.3.2 Upgrade watermains to meet fire flow requirements, integrate separate water systems, and provide redundancy in order to meet current and future population needs.

Objective 9.4 To protect surface and groundwater sources in the community.

Policy 9.4.1 Explore the possibility of a Source Water Protection program where municipal wells are protected by designated Groundwater Protection Zones that limit recreational, commercial, and agricultural uses on surrounding lands.

Objective 9.5 To conserve water.

Policy 9.5.1 Actively promote, coordinate, and implement water conservation practices in the community.

Policy 9.5.2 Integrate ongoing water conservation measures into water system planning.

Policy 9.5.3 Encourage property owners to incorporate **xeriscaping** or drought-resistant plants in landscape plans.

Policy 9.5.4 Demonstrate leadership by using xeriscaping or drought-resistant landscaping to conserve water on District lands and facilities such as medians, islands, boulevards, and parks.

Policy 9.5.5 Encourage the use of **greywater** for irrigation.

Objectives & Policies – Sanitary Sewer Infrastructure

Objective 9.6 **To provide sufficient capacity for municipal sanitary sewer collection and treatment facilities.**

Policy 9.6.1 Upgrade the existing sewage treatment plant to accommodate future growth and meet higher effluent standards.

Policy 9.6.2 Update the District’s *Subdivision Servicing Bylaw* to allow for environmentally sustainable **wastewater** alternatives that reduce infrastructure, operations, and maintenance costs and make Hope more resilient to **climate change**.

The update should also consider sustainable options for stormwater management, xeriscaping and drought-resistant landscaping, dark sky standards, and appropriate standards for winter conditions.

Objectives & Policies – Stormwater Management

Objective 9.7 **To prevent impacts to water quality in creeks, streams, rivers, and other bodies of water that may receive stormwater discharge.**

Policy 9.7.1 Identify drainage basins, necessary infrastructure improvements, capital costs, and environmental protection requirements.

Policy 9.7.2 Encourage new developments to incorporate stormwater management best practices that are appropriate for site conditions.

Policy 9.7.3 Ensure drainage to the ground is maintained at pre-development levels and flow paths are provided for major storm events that cannot be returned to the ground or accommodated by the storm sewer system. The storm sewer system should continue to be upgraded to reduce flooding potential.

Policy 9.7.4 Encourage the use of parks and open space for stormwater detention areas and conveyance corridors where space and programs permit.

Policy 9.7.5 Encourage the use of surface drainage systems as amenities or open space corridors.

- Policy 9.7.6 Encourage the use of natural systems like wetlands to capture, slow down, store, filter, and infiltrate stormwater discharge in existing and new developments. Such systems should be designed by a Qualified Professional with expertise in this field.
- Policy 9.7.7 Encourage new subdivisions to include Integrated Stormwater Management Plans to mitigate the negative impacts of downstream runoff and discharge entering **watercourses** and streams.
- Policy 9.7.8 Prepare a Stormwater Management Master Plan for the community to reduce negative impacts from direct discharge into rivers, creeks, and streams.

10

Solid Waste

Goal 10: Hope's solid waste management system:

- Minimizes material inputs;
- Diverts recoverable materials from landfill;
- Reduces greenhouse gas emissions;
- Is convenient and affordable; and
- Minimizes negative impacts on natural areas, community character and the visitor experience.

Why is this Important?

Responsible management of solid waste is critical to avoid negative health and environmental impacts such as overuse of natural resources, increase of carbon emissions, impacts to air and water quality, and loss of wildlife habitat. By working towards zero waste, communities can demonstrate their commitment to sustainability and reduce their collective impact on the environment.

District Trends

The Fraser Valley Regional District (FVRD) is responsible for solid waste management planning for all municipalities in the region. The region has two landfills and three transfer stations that accept a variety of garbage, recyclable materials, scrap metal, and items suitable for reuse. Home building materials, appliances, furniture, and other items are organized for reuse in the Free Store. Public composting facilities are not currently available in Hope; however, the region has begun consultation to plan the implementation of a regional organics disposal program.

In 2012, a total of 202,611 tonnes of waste was disposed of in Fraser Valley landfills. Despite the popularity and availability of recycling and reuse options, the quantity of solid waste continues to increase as lifestyles and consumption patterns favour disposable materials. The region currently diverts about 51% of waste from landfills.

District Role

Recycling and garbage collection for Hope is guided by the Fraser Valley Regional District (FVRD) *Integrated Waste Management Plan*. Waste management and recycling services are currently contracted out to a private hauler by the District of Hope.

The FVRD recently approved a new *Solid Waste Management Plan* to meet the Province's expectations. This plan will guide efforts to manage the region's waste and recycling over the next 10 years. The new plan includes progressive programs and goals such as:

- An ultimate goal of “zero waste” by adapting lifestyles and practices to emulate sustainable natural cycles;
- An ambitious target of 90% waste diversion by 2025;
- Establishment of a Mixed Waste Materials Recovery facility to recover a greater amount of recyclable or compostable material from waste streams; and
- Support for the concept of Extended Producer Responsibility. This would provide incentives for producers to design more sustainable products and would make industry responsible for all products listed in the BC Recycling Regulation.

Objectives & Policies

Objective 10.1 To provide effective solid waste management services for Hope residents and businesses.

Policy 10.1.1 Work with the FVRD to develop and implement a program to promote the benefits of the 5 R's: Reuse, Reduce, Recycle, Recover, and Residual Management.

Policy 10.1.2 Consider the provision of a community composting program that incorporates pest and wildlife management best practices.

Policy 10.1.3 Encourage various forms of recycling as a means to reduce waste produced in the community, to extend the life of existing regional landfills, and to reduce negative impacts on the environment.

Policy 10.1.4 Work with FVRD to encourage, educate, and promote recycling programs and to expand the recovery of recyclable materials, where possible.

- Policy 10.1.5 Work with the FVRD to determine the feasibility of diverting reusable materials from regional landfills. This process may include a possibility of granting salvage rights to individuals or organizations.
- Policy 10.1.6 Consider the provision of recycling containers alongside public waste bins in community parks, recreation centres, and in Downtown Hope to encourage recycling and reinforce Hope’s vision and values as a sustainable community.
- Policy 10.1.7 Investigate replacing or retrofitting existing solid waste disposal containers with wildlife resistant containers.
- Policy 10.1.8 Work with senior levels of government, the FVRD, University of the Fraser Valley, community and business interest groups, and others to encourage the creation of a **circular economy** and support innovations to facilitate reuse, recycling, and cascading.

11

Telecommunications

Goal 11: Hope has a communications network that is:

- Affordable;
- Reliable; and
- Able to meet the needs of residents, businesses, and visitors.

Why is this Important?

Infrastructure and access to telecommunication systems is critical for community resiliency, connectivity, education, and business. With a high-speed internet system, residents can work remotely for high-tech firms, study online, and connect to the world.

District Trends

The availability of reliable high speed internet makes it possible for skilled professionals to work from anywhere, bringing new residents and economic opportunities to smaller communities like Hope. The District's abundant natural amenities and proximity to Vancouver make it an ideal location for such professionals.

The expansion of telecommunication services also provides greater options for Hope residents to obtain and share information, access education through online programs, and expand business opportunities.

District Role

Investment in a fibre optic network in the early 2000s provided Hope with strong infrastructure and potential to expand business and education services.

Objectives & Policies

Objective 11.1 To provide affordable and reliable access to quality telecommunication systems for all Hope residents.

Policy 11.1.1 Encourage a reliable public and private telecommunications network with adequate speed and capacity to support economic development and education opportunities in Hope.

Policy 11.1.2 Promote Hope’s high-speed fibre optic network as part of the District’s branding and economic development initiatives.

Policy 11.1.3 Encourage access to affordable public and private telecommunication services.

Policy 11.1.4 Work with utility providers to maintain and enhance affordable and reliable public and private telecommunication services in Hope.

**When residents
cooperate and care
for each other, the
entire community
becomes wealthier,
healthier, and safer.**

Community Health
& Well-being



Why is this Important?

Ideally, all residents in Hope can feel safe and have access to quality childcare, education, living wages, and a healthy home. Healthy and safe communities meet people's basic needs and improve quality of life. A network of holistic and accessible services allows all community members to thrive and enjoy a healthy lifestyle.

An engaged and healthy community means that people volunteer, assist each other, and take a role in directing our collective future. Having a strong sense of community matters, because when residents cooperate and care for each other, the entire community becomes wealthier, healthier, and safer.

The health and well-being of individuals and communities is influenced by more than just medical conditions or doctors. Studies show that health is impacted by a wide range of factors, including our genetics, health practices (e.g., diet, exercise), childhood development, access to health services, gender, culture, income, employment, education, social and physical environments, and social support networks.

12

Individual Health

Goal 12: Hope provides services and public amenities that meet the health needs of people of all ages and abilities, and that encourage:

- Healthy lifestyle choices;
- Physical activity;
- Mental well-being; and
- Cultural and spiritual expression.

Why is this Important?

Individual choices, such as what we eat, how much we drink, how physically active we are, and whether or not we smoke, are important factors that impact our health. Individual health affects our quality of life and happiness, but also impacts the success of our community's workforce, businesses, and civic participation and volunteerism.

District Trends

Hope has good access to health services:

- **Health practitioners** are one part of a larger health system that includes many people, facilities, and services. In 2010 Hope had 134 physicians per 100,000 people, more than the average in BC of 110 physicians per 100,000 people.
- **Supplementary practitioners** include services like physical therapy, chiropractic, massage therapy, acupuncture, naturopathy, and non-surgical podiatry. In 2010, Hope had 48 supplementary practitioners per 100,000 people, less than 133 practitioners per 100,000 people on average in BC as a whole.
- **A number of local organizations provide additional programs and services** including activities and services for families and children, home health services (such as nursing support, older adult day programs, case management and respite care), residential care and assisted living, and mental health and substance abuse services (including services for all ages, community residential emergency short stay and treatments, geriatrics,

substance abuse, intensive and specialized services and housing support), as well as general health promotion and prevention.

- **The Fraser Canyon Hospital** also provides a local hospital for Hope residents including 10-beds, 24/7 emergency stabilization and care, general medicine, ambulatory care services, an emergency transport system, and a range of community programs and services.

The average life expectancy for Hope residents (75 years) is lower than the Province as a whole (82 years). A variety of factors contribute to this, including the average age of the population, the incidence of accidents, and the prevalence of chronic diseases. In 2011, the average age for Hope residents (50 years old) was older than the provincial average (42 years old). Also, about 25% of people in Hope are 65 years or older, compared to just 15.7% in BC as a whole.⁹

Compared to the Province, a higher percentage of people in Hope die prematurely from alcohol-related deaths, accidental falls, motor vehicle accidents, drug-related incidents, and smoking-related illnesses. The prevalence of chronic diseases, like diabetes and high blood pressure, is very similar to the Province as a whole.

District Role

The District's role is to work with the Fraser Health Authority (FHA) to support the provision of healthcare in Hope. The District can also promote healthy, active lifestyles for people of all ages and abilities by:

- Using land use regulations to support a compact, **walkable** community;
- Creating streetscape standards and trails that support safe, accessible connections to link homes to shops, services and community amenities;
- Working with partner organizations to promote healthy lifestyle and food choices through procurement policies, farmers' markets, and awareness raising programs; and
- Using municipal bylaws to regulate smoking in parks and public spaces.

9. Statistics Canada. 2011 National Household Survey.

Objectives & Policies

Objective 12.1 To provide a range of services and facilities to support individual health and well-being.

- Policy 12.1.1 Develop and maintain partnerships with senior governments, the Fraser Health Authority, neighbouring municipalities, community organizations, the private sector, and others to provide a range of community services and facilities to serve people throughout the various stages of their lives, including:
- a) Social services to support basic needs;
 - b) A range of health care services and facilities;
 - c) A network of regional recreation and library facilities and services;
 - d) Access to safe, adequate, and **affordable housing**;
 - e) Access to food that is healthy, affordable, and culturally appropriate;
 - f) A range of opportunities for social participation in leisure, social, cultural, and spiritual activities for all ages, abilities and cultures; and
 - g) Programs that support healthy living throughout all stages of life.
- Policy 12.1.2 Communicate and provide information to residents regarding community, provincial, and federal programs related to housing, social support, and healthy lifestyle choices.
- Policy 12.1.3 Work with School District 78, the Fraser Health Authority, and local community partners to improve access to healthy and affordable food through the planning and implementation of community gardens, farmers' markets, community kitchens, and food assistance programs, as appropriate.
- Policy 12.1.4 Encourage and promote healthy food choices by supporting the local farmers' market.

Objective 12.2 To create an age-friendly community that is accessible and supports people of all ages and abilities.

Policy 12.2.1 Consider the development of age-friendly **accessibility** guidelines to accommodate the needs of children, youth, seniors, and people with disabilities in the design, construction, and improvement of public property, including facilities, streetscapes, parks, and trails.

Policy 12.2.2 Encourage senior governments, local businesses, and community members to improve the physical accessibility of public and private property including housing, transportation, places of employment and visitor-oriented sites.

Policy 12.2.3 Promote opportunities for intergenerational or all-ages activities, programs, and events.

Objective 12.3 To promote a healthy built environment.

Policy 12.3.1 Encourage the development of well-designed public open spaces that contribute to individual physical and mental health and well-being. This can include design that encourages positive social interactions, relaxation, or play.

Policy 12.3.2 Encourage community play box initiatives (to provide toys, balls and games in public parks) to encourage physical activity, reduce childhood obesity and improve health outcomes.



Photo Credit: AdvantageHOPE

13

Community Well-Being & Safety

Goal 13: Hope is a safe, welcoming, respectful, and tolerant community where residents feel:

- A strong sense of belonging;
- Engaged in the community;
- Motivated to contribute; and
- A healthy standard of living and good quality of life.

Why is this Important?

Communities that are safe, cohesive, stable, and socially equitable support individuals' physical and mental health and well-being. Societies with greater levels of inequality show greater health risks for people of all income levels, resulting in lower levels of social cohesion, decreased public participation, and decreased overall life satisfaction.

District Trends

Community Well-being

Community well-being is affected by individual resident's quality of life, including things like quality housing, satisfying employment, low stress, healthy diet, and adequate income, as well as community-wide factors like social connections, safety, trust, caring, and participation.

The average family income in Hope (\$59,850 in 2010) is lower than the provincial average (\$78,580). A major factor of this is the higher proportion of people earning fixed retirement income in Hope (17% in 2010) compared to the province as a whole (10%). Lower income levels are associated with higher levels of sickness, shorter life expectancies, and decreased overall health.

Employment also affects community and individual health. Unemployment or under-employment can lead to poorer physical and mental well-being. Working conditions, such as safety or hours of work, can also impact our health. In 2011, unemployment in Hope was 9.8%, compared to 7.8% for the Province as a whole.

Safety

Community safety and perception of safety plays an important role in overall community well-being. The provision of police, fire, ambulance and search and rescue services affect the safety of a community. However, people's perception of safety is also very important. Feelings of safety affect how communities function; the ways in which people use streets and public spaces, whether people walk or cycle to get around, and the ways in which community members interact with each other.

District Role

Community Well-being

The District of Hope acts as a resource and referral agency to many social services and community programs delivered by the Fraser Valley Regional District, the Fraser Health Authority, the private sector, and local community organizations. A comprehensive reference document of social services and community programs, is available at the District Office front counter.

Safety

The District's Fire Department serves Hope and surrounding areas with fire suppression and emergency response as well as public education and safety training. The District's three fire halls are operated by a Fire Chief and volunteer/paid on call firefighters.

Ambulatory services are provided by the BC Ambulance Service, which serves the District and provides transport as needed from the Fraser Canyon Hospital to Abbotsford Regional Hospital & Cancer Centre or Royal Columbian Hospital.

The RCMP provides policing services to the District, including a Hope Community Police Office.

The Hope Volunteer Search and Rescue Group is a registered charity that supports search and rescue efforts in the District and surrounding area. The group also participates regularly in community events and presents information and education programs to schools, youth organizations and other groups.

Objectives & Policies

Objective 13.1 To promote a strong sense of community and collaboration.

- Policy 13.1.1 Support community events that celebrate the community's diversity and foster community pride.
- Policy 13.1.2 Encourage collaboration with and among community organizations and service providers across the District and region.
- Policy 13.1.3 Encourage the development of well-designed public and private spaces that provide social gathering places that encourage safe and friendly community interactions.

Objective 13.2 To conduct meaningful consultations with neighbouring First Nation communities.

- Policy 13.2.1 Establish and follow a government-to-government protocol with neighbouring First Nations.
- Policy 13.2.2 Engage with our neighbouring First Nations on activities that could impact their Aboriginal rights and title.
- Policy 13.2.3 Explore opportunities for cooperation and collaboration with neighbouring First Nations, and help to identify issues to minimize or avoid future disagreements.
- Policy 13.2.4 Establish terms of engagement for working with neighbouring First Nations using tools such as: service agreements, protocol agreements, and memorandums of understanding.
- Policy 13.2.5 Develop and follow engagement guidelines that address issues such as fairness and equity and define consultation for different circumstances. This should identify: who should be consulted and when, how different interests want to be involved, and how the results of consultation will be considered.

Objective 13.3 To promote a friendly and welcoming community that is inclusive and respectful of all community members.

- Policy 13.3.1 Support accessible, inclusive, and diverse community events, groups, and places.

Policy 13.3.2 Ensure that District programs and facilities are affordable and inclusive of people of all ages, incomes, abilities, backgrounds, and lifestyles.

Policy 13.3.3 Work with local community organizations to explore ways to welcome and orient new residents and businesses to the community.

Objective 13.4 To promote a fair and equitable community.

Policy 13.4.1 Advocate to senior levels of government for fair income assistance rates.

Policy 13.4.2 Encourage local employment opportunities.

Policy 13.4.3 Encourage a fair distribution of community services, amenities and facilities across the District to support residents in all areas.

Objective 13.5 To create a safe and secure environment for all members of the community.

Policy 13.5.1 Collaborate with the RCMP, Fire Department, Fraser Health Authority, social service agencies, community organizations, local businesses, and others to identify and implement measures to enhance the safety and comfort of community members.

Policy 13.5.2 Explore ways to use District infrastructure as a crime prevention measure, including lighting improvements, timely maintenance, beautification, and community clean-ups.

Policy 13.5.3 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design and orientation of buildings and public spaces.

Policy 13.5.4 Consider opportunities for access, comfort, sociability, and safety in the review of designs and plans for private developments and public spaces.

Objective 13.6 To actively engage citizens to help inform municipal decision-making processes.

Policy 13.6.1 Seek out and encourage the involvement of those potentially affected by or interested in municipal decisions.

Policy 13.6.2 Establish engagement guidelines to gather meaningful public input on important municipal decisions, including new developments.

Policy 13.6.3 Apply consistent engagement guidelines across every District department to guide how and when the community will be engaged.

Policy 13.6.4 Encourage youth participation in community engagement processes.

Policy 13.6.5 Actively seek diverse input on municipal decisions, including youth and senior representation on District committees.



Photo Credit: AdvantageHOPE

14

Education & Learning

Goal 14: Hope is a community with education and training facilities and offerings that:

- Are of high quality;
- Meet individual and community learning needs; and
- Benefit from and contribute to the local economy.

Why it's Important

Income and education levels impact our job opportunities and working conditions but also our understanding of health options. Lower rates of education and lower incomes are associated with poorer health outcomes while lifelong learning is associated with higher individual quality of life and community well-being.

District Trends

According to the 2011 Census, education levels in Hope were lower than the BC average. About 22% of Hope residents do not have a high school education, compared to 14% of people in the province as a whole. And 41% of Hope residents (aged 25 to 64) did not have a post-secondary certificate, diploma or degree, compared to 37% of people in BC.

The University of the Fraser Valley (Hope Centre) provides local post-secondary options, including continuing studies programs, upgrading, and university preparation. A range of post-secondary opportunities are also available in Chilliwack and Metro Vancouver.

The District is also home to the Hope Mountain Centre for Outdoor Learning, a registered charity that evolved from the Fraser-Cascade School District's "Mountain School." The Centre provides ecological awareness and a range of outdoor education for adults, families, and youth of all ages.

District Role

Public education in Hope is administered by Fraser-Cascade School District 78. The school district operates 10 schools in the region including Hope's two elementary/secondary schools, four elementary schools, one secondary school, an outdoor school, and two adult / alternate education centres.

Objectives & Policies

Objective 14.1 To provide access to quality education and lifelong learning opportunities for all community members.

- Policy 14.1.1 Partner with senior levels of government, the Fraser Health Authority, and educational and community organizations to support early childhood development, care, and learning.
- Policy 14.1.2 Work closely with School District 78 to plan for the needs of current and future students.
- Policy 14.1.3 Seek to sustain a population sufficient to maintain existing public schools by encouraging housing, amenities, and services for families with children in all neighbourhoods.
- Policy 14.1.4 Encourage the creation of neighbourhood pop-up libraries to encourage literacy and social connectivity.
- Policy 14.1.5 Encourage and promote opportunities for lifelong learning.
- Policy 14.1.6 Work closely with the University of the Fraser Valley to provide post-secondary programs that meet the changing needs of Hope residents.

Objective 14.2 To encourage youth to stay in Hope.

- Policy 14.2.1 Work with the library, School District 78, University of the Fraser Valley, and other community and government partners to provide and support skills training and continuing education opportunities that support youth as valued members of the community.
- Policy 14.2.2 Work with BC Transit, Fraser Valley Regional District (FVRD), and other local governments in the area to provide public transit access to post-secondary institutions in the Fraser Valley.

**Local governments
are required to
include targets,
policies, and actions
towards reducing
greenhouse gas
emissions.**

Energy & Greenhouse Gas
Emissions



This section describes the District’s greenhouse gas emissions reduction target and the objectives and policies to reach this target.

15

Greenhouse Gas Emissions Reduction

Goal 15: Hope's energy system:

- Provides reliable and affordable energy to the community;
- Is increasingly efficient and reduces total energy consumption;
- Transitions to renewable sources and reduces greenhouse gas emissions; and
- Helps to achieve Hope's financial and economic goals.

Why is this Important?

Through the *Green Communities Act*, local governments are required to include targets, policies, and actions in their Official Community Plans to reduce community-wide **greenhouse gas** emissions.

District Trends

Hope is located in the Lower Fraser Valley airshed, along with Metro Vancouver. Due to the surrounding mountain ranges and wind patterns, pollutants can be pushed into the eastern portion of the valley, near Hope, where airflow is more restricted. The Fraser Valley Regional District (FVRD) works with federal and provincial partners as well as agencies in Washington State to monitor air quality, reduce emissions, and implement other programs to improve local air quality.

Data from 1990 through 2013 shows that annual average ground-level ozone concentrations and ammonia concentrations in the region are increasing and greenhouse gas emissions and particulate matter emissions are forecasted to rise. Diesel emissions also pose a significant health risk.

In 2010 the District of Hope conducted a Community Energy and Emissions **Inventory** to monitor and report on progress towards greenhouse gas emission reduction targets. From 2007 to 2010, the District of Hope's emissions from transportation and buildings decreased but emissions from solid waste increased:

- Emissions from on-road transportation decreased by 15.9%
- Emissions from buildings decreased by 5.6%
- Emissions from community solid waste increased by 22.5%

District Role

As part of BC's Climate Action initiative, the Province created the *Greenhouse Gas Reductions Target Act*, which requires provincial greenhouse gas (GHG) emissions to be reduced by 33% by the year 2020, and by 80% by 2050, compared to 2007 levels.

The Province also requires local governments to set a GHG emission reduction target in their Official Community Plans.

In 2014, Hope set its community target of reducing GHG emissions to 23% per capita below 2009 levels by the year 2030.

By increasing residential density, protecting and enhancing open spaces, and developing more compact and complete communities, the District can help to reduce our community's total emissions.

Objectives & Policies

Objective 15.1 To reduce community greenhouse gas emissions to 23% per capita below 2009 levels by the year 2030.

Policy 15.1.1 Develop a sustainability checklist for buildings to improve energy efficiency in new and existing developments.

Policy 15.1.2 Encourage **active transportation** through infrastructure development and education.

Policy 15.1.3 Work with BC Transit to provide local public transit options that are affordable and convenient for a wide range of vulnerable groups including children, older adults, women and people with disabilities.

Policy 15.1.4 Promote energy demand-side management programs by working in partnership with BC Hydro, natural gas providers, and provincial and federal governments.

Policy 15.1.5 Incorporate energy efficient standards into purchase agreements, enforced through a Section 219 covenant, when selling District lands for development.

Policy 15.1.6 Investigate the implementation of LED street lighting, solar pathway lighting and lighting retrofits in municipal buildings, where appropriate.

Policy 15.1.7 Review and implement the District’s purchasing policies to include carbon footprint considerations in the bid tendering process when purchasing products and services.

A woman in a purple vest and colorful shirt is walking a large, shaggy dog on a leash along a dirt path in a forest. The path leads towards a river and mountains in the background. The scene is lush with greenery and tall trees.

DISTRICT OF **HOPE**

Part III - Development Permit Areas (DPAs)

The *Local Government Act R.S. 2015* (s. 488) provides the District of Hope with the authority to designate Development Permit Areas (DPAs) for a number of purposes including: protection of natural environments; protection of lands from hazards; revitalization of commercial areas; establishing objectives for form and character of intensive residential, commercial, and industrial development; and for establishing objectives to promote energy conservation and reduce greenhouse gas emissions.

Within a Development Permit Area (DPA), the owner of land must first obtain, **at the applicant's expense**, a Development Permit that complies with the applicable guidelines prior to:

1. subdivision of land;
2. substantial site preparation;
3. locating of any mobile or modular home; and/or
4. any construction or alteration of a building or structure, including renovations, replacement of exterior finishes, repainting, landscaping, or additions (unless exempt).

Types of Development Permits:

Development Permit	Minor Development Permit
Application received.	Application received.
Staff circulates for comment.	Staff circulates for comment.
Staff sends out a Notice of Intent to surrounding neighbours only if a variance is included in the application.	Reviewed by relevant departments.
Proceeds to Council for approval or rejection and applicant notified.	Approving authority approves or rejects application and applicant notified.
If required, Landscape Bonding is payable before Permit registration.	If required, Landscape Bonding is payable before Permit registration.
If approved, Notice of Development Permit is registered at Land Titles.	If approved, Notice of Development Permit is registered at Land Titles.
Application file closed.	Application file closed.

A. Flood & Erosion Hazards Development Permit Area



Background

The Flood and Erosion Hazards Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* to establish objectives and guidelines to protect development from hazardous conditions.

The local government does not represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with these provisions will not be damaged by flooding or erosion.

Location

Flood and Erosion Hazards DPA is applicable to all lands within the District boundaries that are subject to flooding and erosion hazards from the following sources:

- Fraser River;
- Coquihalla River;
- Silverhope Creek;
- Kawkawa Lake, its tributary creeks and outlet channel; and,
- Any smaller, unnamed water-bodies and the main watersheds outside the mapped areas.

All areas designated as floodplain hazard areas are depicted in Schedule D: Flood and Erosion Hazards DPA Maps 1 to 5.

Justification

The District of Hope and the Province of British Columbia are responsible for the mitigation of flood hazards through the *Local Government Act*, the *Land Title Act*, and the *Dike Management Act*.

The floodway, flood fringe, erosion, avulsion, and surface-flow areas of the Fraser River, Coquihalla River, Silverhope Creek, Kawkawa Lake, and other unnamed water-bodies within the District represent hazards to development. Other hazards not related to watercourses, such as landslides and avalanches, are covered in the Geotechnical Hazard DPA.

The research and analysis supporting the identification of floodplain hazards are provided in the list of studies and reports in Schedule D of this IOCP.

Objectives

The objectives of the Flood and Erosion Hazards DPA (as shown on Flood and Erosion Area Maps 1 to 5) are to:

- Protect property and minimize the risk to individuals;
- Prevent development within floodways;
- Limit development on lands subject to flooding and erosion hazards; and
- Minimize the risk of damage from flooding on land up to the designated flood level by requiring floodproofing measures to be incorporated into new development. ☐

Any development within a floodplain must comply with the floodproofing requirements outlined in this section, including floodplain setbacks and flood construction levels.

Exemptions

A Development Permit will not be required within any DPA where an existing structure is only receiving minor alterations or changes. This applies to all uses permitted under the Zoning Bylaw. Specifically, a Development Permit will not be required for the following changes:

- Replacement of exterior building finishes;
- Replacement of sign faces or addition of new signage which meets the District's sign regulations;
- Changes to plant material within already established landscaped areas;

- Decks not exceeding a maximum area of 25 square metres in a specified hazard assessment area and has a registered covenant on title outlining the conditions on the property and saving the District harmless;
- Additions of canopies or other decorative building features; and/or
- Interior renovations.

A Development Permit will be required if the nature of changes to the existing development will result in a major alteration. The exemption will not apply in a declared Revitalization Area or Heritage Site which will require permits for any exterior alterations.

A Development Permit for this area may not be required for an accessory building or structure. Unless otherwise specified within the hazard assessment area, an accessory building or structure will be exempt if it:

- Is located outside the established flood setback line;
- Does not exceed a maximum area of 50 square metres. In East Kawkawa Lake, the accessory building or structure must not exceed a maximum of 38 square metres and must remain open-sided;
- Is not used for human habitation;
- Is not located within a Provincial Riparian Assessment Area (RAA) or other riparian area as determined by a Qualified Professional; and
- Has a registered covenant on title outlining the conditions on the property and saving the District harmless.

Some restrictions may apply. Proposed construction or alteration of a building or structure that does not meet the above exemptions will require a Development Permit.

The following types of development are exempt from the requirements of the Flood Construction Levels (FCLs) specified in the Flood and Erosion Hazards Development Permit Area Maps 1 to 5, and in context with Location Specific Regulations:

- a) A renovation of an existing building or structure that does not involve an addition thereto.
- b) Except in the East Kawkawa Lake, an addition to a building or structure at the original non-conforming floor elevation that would increase the size of the building or structure by less than 25% of the non-conforming floor area existing at the date this Bylaw was adopted, provided that the degree of non-conformity regarding the floodplain setback is not increased.
- c) That portion of a building or structure used as a carport, garage or entrance foyer, unless as specified in these guidelines.

- d) An addition to an existing building or structure created by raising the existing building or structure less than 1.5 metres and creating a non-habitable area underneath that does not require floodproofing.
- e) Farm buildings, other than dwelling units, and closed-sided animal enclosures.
- f) Hot water tanks and furnaces behind standard dikes.
- g) Heavy industrial uses behind standard dikes.
- h) On-loading or off-loading facilities associated with water-oriented industry and sawmills.

The District of Hope may consider minor variances to the above exemptions upon written request; however, a covenant saving the District of Hope harmless may be required.

In extreme or unusual circumstances, the District of Hope may consider an application for a site specific exemption submitted by a property owner.

General Requirements

Before a Development Permit can be issued by the District of Hope, the applicant shall provide confirmation from a Qualified Professional that the proposed development is safe for its intended use, meets with the requirements of this bylaw, and meets the guidelines in the *Hazard Acceptability Thresholds for Development Approvals by Local Governments* (Cave, 1993). In an area where more than one floodplain setback or flood construction level is applicable, the more conservative value shall apply. ☐

As noted, the flood hazard and risk assurance statement, contained in Appendix J of *Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC* (APEGBC, 2012) must be completed by a Qualified Professional. The Qualified Professional must also certify that any drawings submitted as part of an application meet the specified requirements.

Following construction in areas where flood construction levels, floodplain setbacks, or other restrictions apply, a Qualified Professional must confirm that construction has occurred according to specifications.

Requirements

Minor Development Permit

A Minor Development Permit shall be required where: a development meets or exceeds the area specific requirements including Flood Construction Level; is located outside the Fraser/ Coquihalla/ Silverhope setback line; and/or can meet or exceed the required setback distance.

Development Permit

A Development Permit shall be required for any development that requires a site specific report by a Qualified Professional.

Regulations Applicable to all Areas

Areas with known flood and erosion hazards are shown in Schedule D: Flood and Erosion Hazards DPA Maps 1 to 5. The following glossary is applicable to regulate flood and erosion hazards:

Table 2: Floodplain and Erosion Hazard Glossary

TERM	DEFINITION	REQUIREMENTS
Designated Flood	A significant historic flood or flood having an annual probability of one in 200 years, based on analysis of historic flow records.	Not applicable.
Development	Construction of a structure, or major addition to a structure, except as required for marine purposes (such as a pier or dock); a change in land use under the BC Building Code; or the subdivision of land.	Approval of a Development Permit.
Flood Construction Level (FCL)	The minimum elevation for the underside of any floor system used for dwelling purposes, business, or the storage of goods susceptible to damage by floodwaters. The Flood Construction Level is based on the calculated elevation of the designated flood and includes freeboard, unless otherwise stated.	Habitable space must be constructed above FCL.

Flood Fringe	The portion of the floodplain not located in a floodway that is susceptible to occasional flooding.	<p>No new development shall be permitted in a flood fringe area of a floodplain unless certified safe for its intended use by a Qualified Professional.</p> <p>All habitable space is required to be above applicable FCLs where these have been mapped. Where FCLs are not mapped, the location of habitable space is required to meet Provincial guidelines.</p> <p>Electrical, mechanical, and other services must be floodproofed to the FCL and safe access/egress ensured. All necessary setback requirements must also be met.</p>
Floodplain	<p>A lowland area, whether diked, floodproofed, or unprotected, that is at an elevation susceptible to flooding.</p> <p>The floodplain is comprised of the floodway and the flood fringe. The extent of the floodplain is typically defined by the 200-year flood limit.</p>	Limited development is permitted in the flood fringe portion of the floodplain, subject to compliance with floodproofing requirements and approval by a Qualified Professional.
Floodproofing	A series of measures including the alteration of land and buildings to mitigate the risk of flooding and to mitigate damages in the event of flooding.	Floodproofing may include adding fill to raise the elevation of a building site to the FCL, scour protection, structural measures (such as foundation walls or columns to raise a building to the FCL), or a combination of fill and structural measures. It includes the use of setbacks to maintain a floodway and to allow for erosion. Floodproofing is required in the flood fringe.
Floodway	The channel of the watercourse and those portions of the floodplain that are required to convey the designated floodway.	The floodway is frequently inundated. Therefore, development of any kind within a floodway is not permitted.
Freeboard	A vertical distance added to the actual calculated flood level to accommodate hydraulic and hydrologic variables, potential for waves, surges, and other natural phenomena.	Freeboard is included in the FCL. The Fraser River FCL is based on the 1984 flood level, plus a freeboard of 0.6 metres.

Habitable Space	Any room or space within a building or structure that is or can be used for human occupancy, commercial sales, or storage of goods, possessions, or equipment (including furnaces), that would be subject to damage if flooded.	All habitable space must be constructed above the FCL.
Natural Boundary	<p>The visible high water mark of any river, stream, or lake where the presence and action of the water are so common, and so long continued in all ordinary years, that it marks a distinct character on the vegetation and the nature of the soil itself.</p> <p>The natural boundary includes the edge of the old slide channels and marshes.</p>	Development setbacks are measured horizontally from the natural boundary, unless otherwise specified.



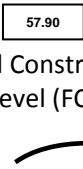



Limitations

Senior government agencies, including the Canada Mortgage and Housing Corporation and the Ministry of Forests, Lands and Natural Resource Operations, do not support development within floodplains unless adequate floodproofing measures are taken. In addition, disaster assistance is only available if new developments have incorporated adequate floodproofing measures. Buildings erected prior to designation will remain eligible for disaster relief (Environment Canada, 1991).

Location-Specific Regulations






Fraser River





A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and is located outside the flood setback line will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	 Avulsion Hazard	No building or structure shall be constructed, reconstructed, moved, or extended within the natural boundary of the Fraser River, except in compliance with a site specific engineering design by a Qualified Professional.
Avulsion Hazard and Floodplain	 Avulsion Hazard & Floodplain	No new development shall be permitted in areas within the Fraser River and Silverhope Creek Floodplains, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.
Flood Construction Level	 Flood Construction Level (FCL) FCL Isoline	Within the Fraser River floodplain and upstream of the Coquihalla outlet (41.3 metres FCL), design levels have not been calculated and therefore no habitable space shall be constructed below the required FCL, except in compliance with a site specific engineering design by a Qualified Professional.
Floodplain (Moderate to High Flood Hazard)	 Floodplain (Moderate – High Flood Hazard)	No new development shall be permitted unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.
Floodplain Setback Line	 Fraser/Coquihalla/ Silverhope Flood Setback Line	All development proposed in the Fraser River Floodplain: <ol style="list-style-type: none"> Must be built to FCL if within the floodplain, but outside the flood setback line. A Minor Development Permit is required. A “save harmless” covenant must be registered on the property title. The covenant shall apply to all development, even if exempt from the FCL. Must have a certified report from a Qualified Professional if development is within the flood setback line. A Development Permit is required in addition to a registered “save harmless” covenant. No flood related exemptions apply.
Floodway	 Floodway	No building or structure shall be constructed, reconstructed, moved, extended, or located on any island within the natural boundaries of the Fraser River. Islands within this reach of the Fraser River include an unnamed island upstream of the Coquihalla confluence, Croft Island, Greenwood Island, and Bristol Island.

Coquihalla River

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and is located outside the flood setback line will only require a Minor Development Permit.




HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	 Avulsion Hazard	<p>No increase in density or change of use shall be permitted within the avulsion hazard area of the Coquihalla River.</p> <p>The Hope Golf Course and private property upstream of the Golf Course Bridge on the east bank of the Coquihalla River are potentially affected by an avulsion. Due to the high risk to life and structures in the event of an avulsion, no increase in density is permitted in this area.</p> <p>For any building or structure, a setback is required. The distance shall be determined by a site specific engineering report prepared by a Qualified Professional.</p>
Break-through Point	 Break-through Point	<p>Potential river break-through points are:</p> <ol style="list-style-type: none"> along the left bank at the Trans Mountain Pipe Line crossing close to the Old Hope Princeton Way; and along the left bank west of the CN Rail line. The inundation boundary of the designated flood assumes the breakthrough channels are blocked off.
Erosion	 Erosion Hazard	<p>Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are:</p> <ol style="list-style-type: none"> 70 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, west of Mount Hope Road. 60 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, east of Mount Hope Road. 60 metres setback from the natural boundary of the Coquihalla River at Olson Avenue, for properties located between Park Avenue and Golf Course Road.
Flood Construction Level	 Flood Construction Level (FCL)  FCL Isoline	<p>No habitable space shall be constructed within the Coquihalla River Floodplain below the required FCL.</p>






Floodplain (Moderate to High Flood Hazard)	 Floodplain (Moderate – High Flood Hazard)	<p>Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are:</p> <ol style="list-style-type: none"> 60 metres setback from the natural boundary of the Coquihalla River at the Fortis Pipeline Crossing, Old Hope Princeton Way, and along Riverview Drive. 7.5 metres setback from the landward toe of the dike within the Glenhalla Subdivision, River Parade, and park area.
Floodplain Setback Line	 Fraser/Coquihalla/ Silverhope Flood Setback Line	<p>Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are:</p> <ol style="list-style-type: none"> 70 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, west of Mount Hope Road. 60 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, east of Mount Hope Road. 60 metres setback from the natural boundary of the Coquihalla River at Olson Avenue, for properties located between Park Avenue and Golf Course Road. 60 metres setback from the natural boundary of the Coquihalla River at the Fortis Pipeline Crossing, Old Hope Princeton Way, and along Riverview Drive. 7.5 metres setback from the landward toe of the dike within the Glenhalla Subdivision, River Parade, and park area. 60 metres setback from the natural boundary of the Coquihalla River, along Forrest Crescent and Mallard Drive. 30 metres setback for all other areas. <p>Building setbacks are usually 30 metres, based on Ministry standards. However, site inspections can result in increases or decreases to the standard. Setbacks determined by Northwest Hydraulic Consultants (1994) for the Coquihalla River vary from 30 metres to 70 metres depending on the type and quality of bank material (i.e., bedrock, rip-rap or natural). Natural banks and low quality rip-rap banks are more susceptible to failure than bedrock or engineered rip-rap banks. As a result, greater setbacks have been established for development in areas where structural protection is less than the 200-year flood limit.</p>
Floodway	 Floodway	<p>No building, construction, or alteration shall be permitted in a floodway.</p>
Low Flood Hazard	 Low Flood Hazard	<p>A setback of 60 metres is required from the natural boundary of the Coquihalla River along Forrest Crescent and Mallard Drive, unless otherwise determined by a site specific report by a Qualified Professional.</p>

Silverhope Creek

Any new building or structure located within any flood hazard area may be subject to a registered covenant on title to save the District harmless and outline the conditions of the property.

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL, is located outside the flood setback line, and can meet the required setback distance, will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
<p>Avulsion</p>	 <p>Avulsion Hazard</p>	<p>No habitable buildings or structures shall be permitted unless comprehensive protection works are installed and the development is certified safe for the intended use by a Qualified Professional.</p> <p>Where a lot is bisected by Silver Skagit Road, habitable buildings or structures are to be located on the west side of the road.</p> <p>A Minor Development Permit will be required for an accessory building or structure located in the Avulsion Hazard Area. An accessory building or structure shall:</p> <ol style="list-style-type: none"> Have a minimum setback of 60 metres from the natural boundary or 30 metres from the edge of the floodway, whichever is further from Silverhope Creek; Have a minimum FCL of 1.0 metre above the finished grade elevation surrounding the building, or 1.0 metre above the crest elevation of the nearest road where flood waters may pond, whichever is greater; and Be subject to a registered covenant on the property title that saves the District harmless and outlines conditions of the property.
<p>Avulsion Hazard and Floodplain</p>	 <p>Avulsion Hazard and Floodplain</p>	<p>No new development shall be permitted in areas within the Fraser River and Silverhope Creek Floodplains, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.</p>
<p>Avulsion Points</p>	 <p>Avulsion Point</p>	<p>No new habitable buildings or structures shall be permitted in Avulsion Hazard Areas, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional. Buildings or structures may require flood protection works.</p>




<p>Flood Construction Level</p>	 <p>Flood Construction Level (FCL)</p>  <p>FCL Isoline</p>	<p>Carports, garages, workshops, and other non-habitable buildings may be exempt from FCLs, but covenant requirements will still apply.</p>
<p>Floodplain Setback Line</p>	 <p>Fraser/Coquihalla/Silverhope Flood Setback Line</p>	<p>Garage and accessory buildings shall be setback a minimum of 60 metres from the natural boundary of the Silverhope Creek, or 30 metres from the edge of the floodway, whichever is further from Silverhope Creek.</p>
<p>Floodway</p>	 <p>Flood Way</p>	<p>No increase in density through subdivision is permitted in the floodway of Silverhope Creek. FCL and setbacks shall be determined by a Qualified Professional in the field of hydraulics and river engineering with respects to flooding, erosion, and sedimentation.</p> <p>Where a lot is bisected by Silver Skagit Road, habitable buildings or structures are to be located on the west side of the road.</p> <p>A Building Permit for new construction shall only be issued following a certified report by a Qualified Professional that demonstrates little or no potential for increased flood levels upstream, or for increased erosion on the opposite bank, as a result of the development. The design provided must include scour protection and be able to resist the forces imposed by the velocity, depth of water, and impact of debris.</p>
<p>Surface Flow</p>	 <p>Surface Flow</p>	<p>A Development Permit will not be required provided that:</p> <ol style="list-style-type: none"> All buildings and structures are setback a minimum of 60 metres from the natural boundary of Silverhope Creek, or 30 metres from the edge of the floodway, whichever is greater; All buildings and structures have a minimum FCL of 0.6 metres above the finished grade elevation surrounding the building or structure, or 0.6 metres above the crest elevation of the nearest road where flood waters may pond, whichever is greater; and A registered covenant is placed on the property title that saves the District harmless and outlines conditions of the property.

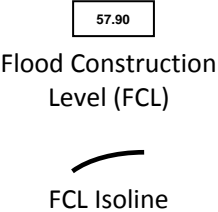




Kawkawa Lake, Inflow Tributaries, and Outflow Channel (known as Sucker Creek/Kawkawa Creek)

No new development or major alteration of any structure is permitted in any of the flood hazard areas of East Kawkawa Lake, except in compliance with a site specific engineering design or comprehensive flood protection works.

The minimum setback for any new development shall be 15 metres from the natural boundary of Sucker Creek, or 15 metres from the natural boundary of Kawkawa Lake, whichever is greater.

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and can meet the required setback distance will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	 Avulsion Hazard	No habitable buildings or structures shall be located in the Avulsion Hazard Area. The lower part of the East Kawkawa Lake Floodplain is exposed to flood and erosion hazards resulting from channel avulsions.
Debris Flow	 Debris Flow Hazard	No habitable buildings or structures shall be located in the debris flow hazard area. The potential debris flow hazard areas have the potential to carry rock, gravel, and organic debris in addition to water. The degree of risk and the severity of potential damage on an alluvial fan typically diminishes at lower elevations, based on the premise that a fan generally widens and flattens at lower elevations. The flow depth, flow velocities, and amount of debris and alluvium during an extreme event also decreases at lower elevations. Flooding can be caused by debris flow or inundation due to surface runoff that is not necessarily associated with the debris flow.
Erosion Hazard	 Erosion Hazard	The lower part of the East Kawkawa Lake Floodplain is exposed to flood and erosion hazards resulting from channel avulsions. Flood and erosion issues from Kawkawa Lake exist, but are not considered significant.

Flood Construction Level	 <p>Flood Construction Level (FCL)</p> <p>FCL Isoline</p>	<p>The minimum FCL shall be 1.5 metres above the natural boundary of Sucker Creek or Kawkawa Lake, whichever is applicable.</p>
Floodplain (Moderate to High Flood Hazard)	 <p>Floodplain (Moderate – High Flood Hazard)</p>	<p>No new development shall take place unless certified safe for the intended use by a Qualified Professional. A comprehensive approach to flood mitigation is called for, rather than a series of site specific measures.</p>
Floodway	 <p>Flood Way</p>	<p>No building, construction, or alteration shall be permitted in a floodway.</p> <p>No development shall take place in the environmentally sensitive floodplain of Sucker Creek encompassing a 100 metre wide marsh (West Kawkawa Lake), bounded on the south by the railroad embankment of the former Kettle Valley Railway, and on the north by Thacker Mountain Road.</p>
High to Severe Flood Hazard	 <p>High to Severe Flood Hazard</p>	<p>No new development shall be permitted unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.</p>
Low Flood Hazard	 <p>Low Flood Hazard</p>	<p>No new development shall take place unless certified safe for the intended use by a Qualified Professional. A comprehensive approach to flood mitigation is called for, rather than a series of site specific measures.</p>

Other Water-Bodies and Unmapped Areas

Unless otherwise specified, the following shall apply:

1. A 7.5 metre setback is required from the natural boundary of a lake, marsh, or pond, and a minimum FCL of 1.5 metres above the natural boundary of a lake, marsh, or pond.
2. For watercourses other than a lake, marsh, or pond, a 15 metre setback is required from the natural boundary, and a minimum FCL of 1.5 metres above the natural boundary of any other watercourse.

B. Geotechnical Hazard Development Permit Area



Purpose

The Geotechnical Hazard Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purpose of protecting development from hazardous conditions.

Location

The Geotechnical Hazard DPA consists of all lands subject to High or Uncertain Geotechnical Hazards as shown in Schedule E: Geotechnical Hazard DPA Maps 1 to 5.

Justification & Objectives

The District of Hope and the Province of British Columbia are responsible for the mitigation of geotechnical hazards through the *Local Government Act*.

The objectives of the Geotechnical Hazard DPA are to restrict development in areas noted as subject to geotechnical hazards and to protect development from such geotechnical hazards.

The Geotechnical Hazard DPA designation is used in areas that may be subject to uncertain or high geotechnical hazards. More information about the data used to prepare this DPA is included in Schedule E of this IOCP.

Requirements

Minor Development Permit

There are no Minor Development Permits for this area.

Development Permit

A Development Permit shall be required for this area, except where exempt.

Guidelines

Development Permits for this area shall be in accordance with the following guidelines:

- 1) Before a Development Permit can be issued by the District, the applicant shall provide, **at the applicant's expense**, a site specific geotechnical report certified by a professional engineer with experience in geotechnical engineering, hazard assessment, and risk management. The geotechnical report will be used by the District to determine the conditions and requirements to be specified in the Development Permit.
- 2) The geotechnical report shall provide sufficient detail and clarity to determine the geotechnical hazard(s) to which the site is subjected. As a minimum, the report shall include the following:
 - a) A topographic and geomorphic description of the site and a statement as to which type of natural hazard(s) may affect it.
 - b) A review of previous geotechnical studies affecting the site and engineering work in the vicinity.
 - c) An assessment of the nature, extent, frequency (probability), and potential effect of the hazard(s) including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a review of the study by another professional if deemed necessary by the District.
 - d) A description of proposed mitigative works, if any, including: construction and maintenance programs for such works, actions designed to prevent the hazardous occurrence, and an assessment of the effect of the mitigative work in reducing the potential impact of the hazard. Certificates of approval will be required on all constructed works for which the Qualified Professional is responsible. A landslide assurance statement must also be completed by the Qualified Professional.

- e) Any other recommendations that the Qualified Professional believes appropriate.
 - f) An assessment that is in accordance with the Association of Professional Engineers and Geoscientist of British Columbia (APEGBC) and the guidelines in the *Hazard Acceptability Thresholds for Development Approvals by Local Governments* (Cave, 1993) under which the land may be used safely for the intended used.
 - g) The signature and seal of a Professional Engineer registered in the Province of British Columbia with experience in the specialized field appropriate to the study.
- 3) On the basis of the geotechnical report, conditions or restrictions may be imposed on the uses and densities permitted in the Zoning Bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, and/or other matters as specified in Section 491 of the *Local Government Act*.
- 4) Notwithstanding the uses permitted in the Zoning Bylaw, where the geotechnical report identifies a hazard that has an annual probability greater than 1:500 and presents a risk to public health and safety, no uses shall be permitted that involve overnight accommodations, the assembly of people on, or the attraction to people to the site.

Lands should not be substantially altered within any area established for the protection of development from hazardous conditions unless a Development Permit has been issued.

Physical alteration of lands established for the protection of development from hazardous conditions is at the sole risk and liability of the property owner. The property owner should consult a Qualified Professional to provide advice on any alteration of lands. Such alterations must not create instability, increase hazards, and/or have a negative impact on adjacent lands. A substantial alteration is determined by the District of Hope.

Exemptions

A Development Permit may not be required for an accessory building or structure. Unless otherwise specified within the hazard assessment area, an accessory building or structure will be exempt if it:

- Does not exceed a maximum area of 50 square metres. In East Kawkawa Lake, the accessory building or structure must not exceed a maximum of 38 square metres and must be open-sided;
- Is not used for human habitation;
- Is not located within a Provincial Riparian Assessment Area (RAA) or other riparian area as determined by a Qualified Professional; and
- Has a registered covenant on title outlining the conditions on the property and saving the District harmless.

C. Streamside Protection Development Permit Area



Photo credit: AdvantageHOPE

Background

The Streamside Protection Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purposes of protecting the natural environment, its ecosystems, and biological diversity, including fish habitats as defined under the provincial *Riparian Areas Regulation*.

Prohibition

Land within the Streamside Protection DPA must not be altered or subdivided, nor shall construction of, addition to, or alteration of a building or other structure commence without first obtaining a Development Permit, unless exempt.

Justification

As required by the provincial *Riparian Areas Regulation* under the provincial *Fish Protection Act*, local governments must protect fish and fish habitats on private lands or privately-used **Crown Lands** from impacts of new residential, commercial, and industrial development. Any development intended for an area within 30 metres of a **watercourse** that provides fish habitat is subject to an assessment conducted by a **Qualified Environmental Professional** (QEP). The QEP will indicate how the land may be developed to ensure that there is no Harmful Alteration, Disruption, or Destruction of Fish Habitat (HADD).

All streams, creeks, ditches, ponds, lakes, springs, and wetlands connected by surface flow to a waterbody that provides fish habitat are covered by these requirements. For the purposes of the *Riparian Areas Regulation* and this Development Permit Area, development is defined as:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, or bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; or
- j) Subdivision as defined in Section 455 of the *Local Government Act*.

Objectives

The objectives of the Streamside Protection DPA are to:

- Protect the District’s natural setting, ecological systems, and views; ☐
- Protect the District’s network of streams, wetlands, and riparian wildlife corridors to maintain and enhance habitats and fish stocks; ☐
- Regulate development activities in and near streams in order to protect the aquatic environment; ☐
- Conserve, enhance, and restore streamside areas and ensure development does not result in a net loss of habitat;
- Identify when and how development may occur near streams in the District and the criteria for such development; and
- Protect the high quality aquifer water required by the District and the water bottling plant.

Exemptions

The following activities are exempt from the requirement to obtain a development permit:

- 1) Development outside the Streamside Protection and Environment Area (SPEA) as defined in the guidelines below.
- 2) Public works and services and maintenance activities approved by the District and carried out by, or on behalf of, the District.

- 3) Repairs or renovations (including roof repairs or replacement) to a permanent structure on its existing foundation, provided that:
 - a) There is no further extension or encroachment into the SPEA, including cantilevered or projecting portions of the permanent structure;
 - b) There is no clearing, grading, or disturbance to soils, vegetation, or trees within the SPEA; and
 - c) There is no alteration to drainage.
- 4) Interior renovations or alterations within the existing roofline of a permanent structure.
- 5) Routine maintenance of existing landscaping and lawn areas.
- 6) Replacement or repair of an existing deck, provided that the location and dimensions do not change.
- 7) Installation of seasonal play or recreational equipment on existing yard/lawn areas, such as a sandbox, swing set, or above ground pool.
- 8) Paths for personal use by the parcel owners, provided that they:
 - a) Do not exceed 1.0 metre in width;
 - b) Are constructed of pervious natural materials with no concrete, asphalt, pavers, or creosoted or otherwise treated wood; and
 - c) Require no removal of vegetation in the SPEA.
- 9) Minor alterations or repairs to existing roads, paths, or driveways, provided that there is no further disturbance of land or vegetation;
- 10) Streamside vegetation management, such as removal of invasive species and revegetation with native streamside species, according to a plan approved in writing by a QEP.
- 11) Habitat creation, restoration, and enhancement works within streams that are authorized by all applicable provincial and federal authorities having jurisdiction.
- 12) Habitat compensation projects and other habitat creation, restoration, and enhancement works that are not within streams and are carried out in accordance with District bylaws and a plan prepared by a QEP, and approved in writing by the Director.
- 13) Subdivision of land where:
 - a) Minimum parcel area requirements are met exclusive of the SPEA;

- b) The SPEA is kept intact, undisturbed, and free of development activities;
- c) No development activities related to the creation and servicing of parcels will occur in the SPEA; and
- d) No restoration or enhancement of the SPEA is required.

The District of Hope may consider a minor variance to the above exemptions upon written request. However, a site specific letter from a QEP shall be required. Such alteration must not have any negative or adverse impacts or intrusions into the SPEA.

In order to determine whether a proposed subdivision qualifies for an exemption, applicants may be required to provide additional information on the condition of the existing SPEA.

Requirements

Minor Development Permit

A Minor Development Permit shall be required for this area, except where exempt.

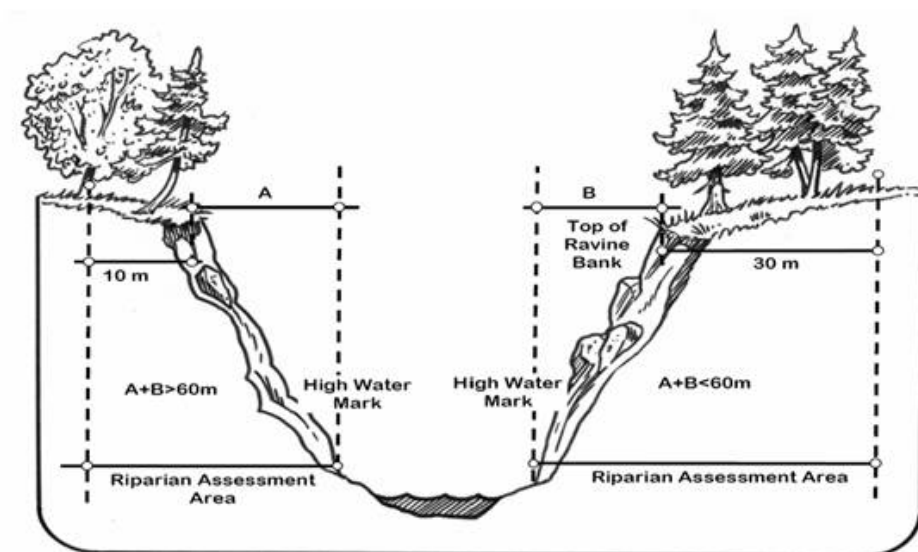
Development Permit

There are no Development Permits for this area.

Guidelines

Minor Development Permits for this area shall be in accordance with the following guidelines:

- 1) No development is permitted within the West Kawkawa Lake Floodplain.
- 2) The streamside protected area, also known as a setback area or SPEA, is 30 metres from the high water mark of a stream or top of ravine bank of any watercourse or water body.



- 3) No development shall be permitted within the SPEA without meeting the Provincial *Riparian Areas Regulation* (RAR).
- 4) Any proposed development should be located to avoid any negative or adverse impacts or intrusions into the SPEA. Efforts should also be made to protect and enhance the natural features of the SPEA, including natural tree and vegetative cover.
- 5) New structures on a parcel should be located as far away from the stream or wetland as possible or feasible.
- 6) No development should be located within 5 metres of the top of bank, edge of wetlands, or top of ravine bank, including new impervious or semi-impervious surfaces and new structures or extensions of existing permanent structures (including decks and patios).

- 7) The District may permit development within the SPEA provided that:
 - a) An Assessment Report has been prepared by a QEP;
 - b) The Assessment Report has been submitted electronically to the provincial and federal governments;
 - c) The Ministry of Forests, Lands, and Natural Resource Operations reviews the Assessment Report for compliance; and
 - d) The Ministry of Forests, Lands, and Natural Resource Operations notifies the District that the proposed development may proceed.
- 8) A QEP who prepares an Assessment Report shall certify that he or she is qualified to conduct the assessment; has followed the required assessment methods; and that there will be no harmful alteration, disruption, or destruction of natural features, functions, and conditions that support fish life processes in the riparian assessment area, if:
 - a) The development is implemented as proposed; or
 - b) The SPEA identified in the QEP report are protected from the development; and
 - c) Any prescribed mitigative measures identified in the QEP report are implemented by the developer.
- 9) The District may allow development to proceed if the Minister of Fisheries and Oceans or a regulation under the *Fisheries Act* authorizes the harmful alteration, disruption, or destruction of natural features, functions, and conditions that support fish life processes in the riparian assessment area that would result from the implementation of the development proposal.
- 10) The District requires the QEP to work with the developer in the design of the project, monitor work during actual development activity, and certify that the project has been carried out as defined in the Assessment Report.
- 11) The QEP shall also give attention in the Assessment Report to: the hydrological impacts on fish habitats resulting from land use and development and the associated creation of impervious surfaces; the water quality impacts on fish from point and non-point source pollution associated with the development; and the role and importance of riparian ecosystems to terrestrial species.
- 12) The District may, at its discretion, require the proponent to enter into a restrictive covenant under Section 219 of the *Land Title Act* and to provide a save harmless agreement with regard to any matters or conditions under this DPA guideline.

D. Form & Character Development Permit Areas

Downtown Hope Revitalization

Form & Character Development Permit Area #1

Purpose

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purposes of:

- Revitalizing an area in which a commercial use is permitted; and
- Establishing objectives for the form and character of commercial, multi-family residential, and mixed-use development.

Area

The Downtown Hope DPA #1 consists of all properties bounded by the Fraser River, the Coquihalla River, and the CN Railway that are zoned RM-1, CBD, C-2, C-4, C-5, or RM-2.

Justification & Objectives

The Downtown Hope DPA #1 is the District's commercial core. As the primary commercial area for Hope, the objectives are to:

- Enhance Wallace Street as the primary gateway to Downtown Hope;
- Strengthen Downtown Hope as an attractive, well-designed service centre for residents and visitors alike;
- Encourage a broad range of commercial retail, commercial office, service commercial uses, and cultural uses that support a vibrant and pedestrian friendly atmosphere; and
- Encourage multi-family uses within walking distance of commercial uses or above ground level commercial businesses.

Exemptions

A Development Permit is not required for the following community-identified targeted industries:

- Nano and/or microbreweries;
- Nano and/or microdistilleries;
- High-tech industry related developments;

- Agri-industrial developments;
- Government buildings (Municipal, Provincial and Federal);
- Educational Institutions recognized by the Ministry of Education;
- Leadership in Energy and Environmental Design (**LEED**) certified buildings;
- or
- LEED renovations, including upgrades or retrofitting.

A Development Permit is not required for the following alterations:

- Adding or upgrading landscaping including:
 - Xeriscaping;
 - Softscaping;
 - Bio stormwater retention;
 - Beautification; and
 - Landscaping for carbon credits or offsets.
- Alteration of colour (natural colours are encouraged);
- Replacement of sign faces or addition of new signage that meets the District sign regulations;
- Alteration of off-street parking and loading areas where there is no net loss of parking, loading, or landscaping (parking must comply with off-street parking and loading regulations); and/or
- Interior renovations, including tenant improvements.

The following development types are exempt from a Development Permit, unless there is any variance from the guidelines:

- Façade upgrades;
- All existing buildings along Wallace Street; or
- Outdoor patios for restaurants, including cafes.

Requirements

Minor Development Permit

A Minor Development Permit shall be required for this area where:

- Commercial additions or accessory buildings are under 37.16 square metres (400 square feet) or less than \$2,000; or
- Repair of structures damaged or destroyed is less than 75% above the foundation, as determined by the District of Hope.

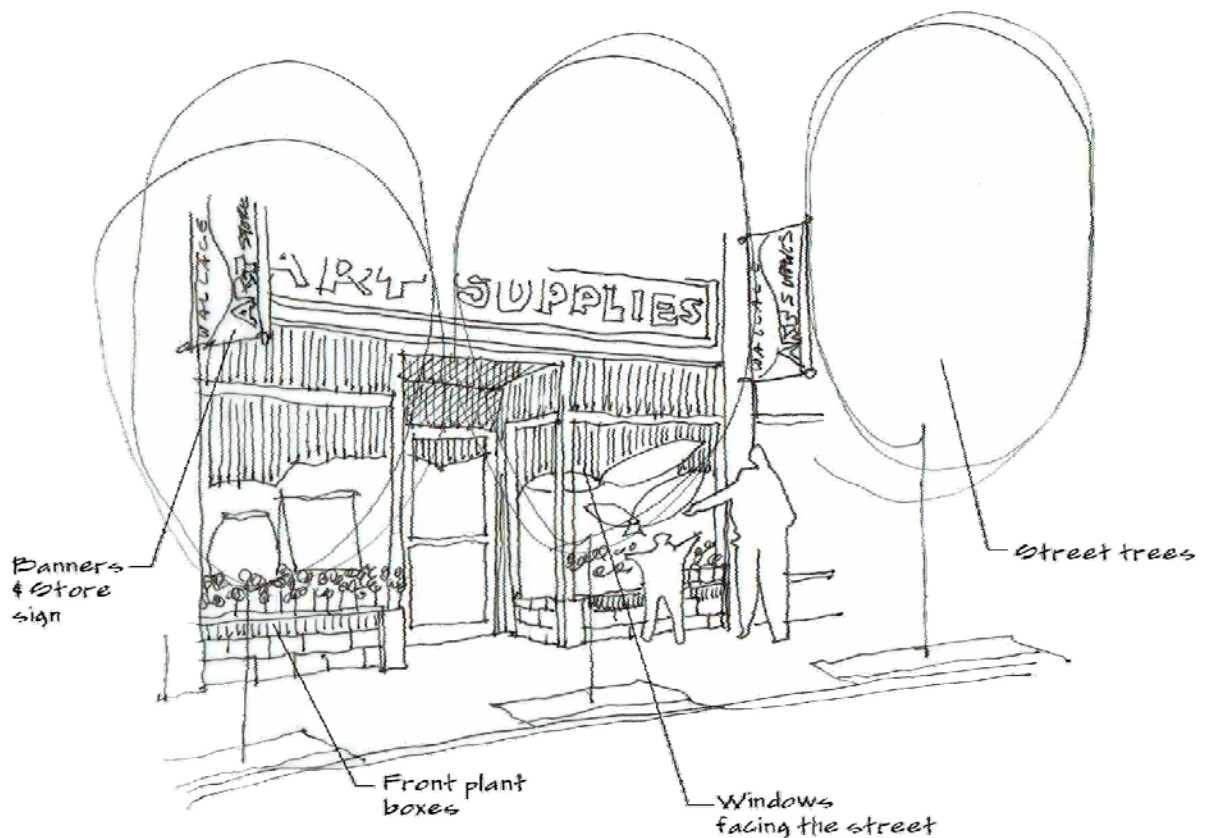
Development Permit

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

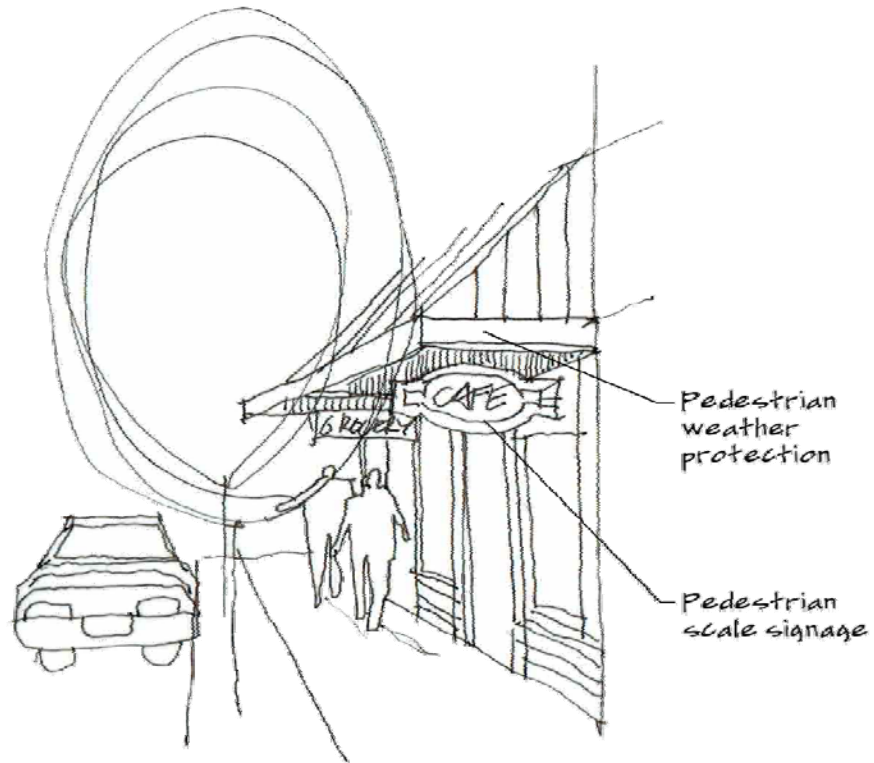
Guidelines

Minor Development Permits and Development Permits for this area shall be in accordance with the following guidelines, where possible:

- 1) The siting of buildings at or close to the front property line is encouraged.
- 2) Buildings that cover the entire street frontage facing Wallace Street are strongly encouraged in order to maximize pedestrian interest and continuity.
- 3) Buildings and building entrances must be oriented toward the street frontage.
- 4) The use of natural building materials, such as wood and natural stone (including granite and river rock), is encouraged. Building materials that will not withstand large temperature changes and challenging weather conditions, such as extensive rain, snow, and wind, should be avoided.
- 5) The use of natural colours for buildings is encouraged.
- 6) Sloping rooflines that complement the surrounding mountains are required. Flat roofs are to be avoided unless a front parapet is provided.
- 7) The use of wood carvings or other outdoor art that recognize Hope's natural heritage and identity is strongly encouraged at or near building entrances.
- 8) All garbage, recycling, outdoor storage of equipment, and utility areas must be screened. Lane access to these areas will be required, where available.
- 9) Landscaping is required in the form of hanging plants, window boxes, boulevard trees, and/or buffer edges. Landscaping shall be used to soften the impact of off-street parking areas. Stand-alone chain link fences are discouraged, although they may be acceptable with appropriate landscaping.



- 10) Canopy, fascia, and projecting signs are encouraged. The use of neon and indirect illumination, such as spot lit signs, is encouraged. Fascia and canopy signs should not exceed a maximum copy height of 0.6 metres, or cover more than 45% of the building frontage. Canopy signs should extend a minimum of 1.5 metres in front of the entire building face in order to provide weather protection to pedestrians.
- 11) Pedestrian oriented projecting signs constructed of sandblasted cedar or equivalent, carved wood, metal, or neon are permitted. The use of neon and indirect illumination, such as spot or halo lit signs, is preferred. Backlit fluorescent projecting signs are not permitted. The maximum encroachment should be 1.0 metre with a minimum clearance of 2.5 metres above grade. The copy height should not exceed 0.3 metres.
- 12) The use of sandwich board signs is encouraged provided that they are located close to the building or the curb and do not hinder the flow of pedestrian traffic. Sandwich board signs should not exceed a width of 0.8 metres or a height of 1.1 metres and should be anchored or weighted down to ensure their stability.



- 13) Freestanding signs are discouraged along Wallace Street and other areas with a pedestrian orientation.
- 14) A comprehensive sign program will be required for multi-tenant buildings to ensure that signage for individual tenants is consistent with an overall concept for the development. The signage program shall address the type, location, size, colours, lighting, and materials to be used.
- 15) Ground level commercial retail, service, or office uses are encouraged with closely spaced entrances, picture windows, and attention to detailing of fenestration and other storefront elements.



- 16) Multi-family uses are encouraged above ground level commercial uses or as freestanding low rise apartment sites within easy walking distance of Wallace Street and amenities such as Memorial Park. In mixed use developments, commercial entrances must be separated from residential entrances.
- 17) Multi-family units may be partially screened but must be visible from the street. Walled developments that block visibility from the street will not be permitted.
- 18) The façades of multi-family buildings must be articulated to indicate individual units in order to avoid a large, monolithic appearance.
- 19) Ground oriented multi-family infill development surrounding Downtown Hope is encouraged.

Rail & Highway Service Corridor

Form & Character Development Permit Area #2

Purpose

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purposes of:

- Revitalizing the highway commercial area; and
- Establishing guidelines for the form and character of commercial and light industrial development.

Area

The Rail & Highway Service Corridor DPA #2 consists of those lands:

- South and west of the Coquihalla River, east of the CN Railway and east of Water Street that are zoned C-2, C-3, C-5, or I-2; and
- In the Flood-Hope corridor (west of Old Hope Princeton Way) zoned C-1, C-2, C-4, CHP-1, CD, I-2, and I-5.

Justification & Objectives

Old Hope Princeton Way is the historic connection through Hope between the Lower Mainland and the Southern Interior. It continues to serve as a major highway commercial area, serving both the travelling public and local residents. The objective is to welcome visitors with an attractive range of tourist commercial businesses and other compatible services, within an automobile oriented setting. Since this area serves passers-by in vehicles, the form of buildings, signage, and landscaping will differ from those of other areas. Nearby industrial developments should complement this highway commercial setting through landscaping and screening.

The Flood Hope Road area is the main access to the Silver Creek community as well as the alternative business route to Highway 1, west of Hope. The Flood-Hope corridor area provides light industrial and commercial services to local residents and the travelling public. The objective is to provide an attractive range of tourist commercial and other retail services within a commercial setting. Nearby industrial developments should complement this commercial corridor setting through landscaping and screening. Within Silver Creek, the objective is also to foster a more walkable community.

Exemptions

A Development Permit is not required for the following community-identified targeted industries:

- Nano and/or microbreweries;
- Nano and/or microdistilleries;
- High-tech industry related developments;
- Agri-Industrial developments;
- Government buildings (Municipal, Provincial and Federal);
- Educational Institutions recognized by the Ministry of Education;
- Leadership in Energy and Environmental Design (LEED) certified buildings; or
- LEED renovations, including upgrades or retrofitting.

A Development Permit is not required for the following alterations:

- Adding or upgrading landscaping including:
 - Xeriscaping;
 - Softscaping;
 - Bio stormwater retention;
 - Beautification; and
 - Landscaping for carbon credits or offsets.
- Alteration of colour (natural colours encouraged);
- Replacement of sign faces or addition of new signage that meets the District sign regulations;
- Alteration of off-street parking and loading area where there is no net loss of parking, loading, or landscaping (parking must comply with off-street parking and loading regulations); and/or
- Interior renovations including tenant improvements.

Requirements

Minor Development Permit

A Minor Development Permit shall be required for this area where:

- Additions or alterations are less than 45% of the existing building footprint;
- Repair of structures damaged or destroyed is less than 75% above the foundation, as determined by the District of Hope; and/or
- New industrial development occurs on vacant lands, providing they do not front onto Old Hope Princeton Way or Flood Hope Road.

Development Permit

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

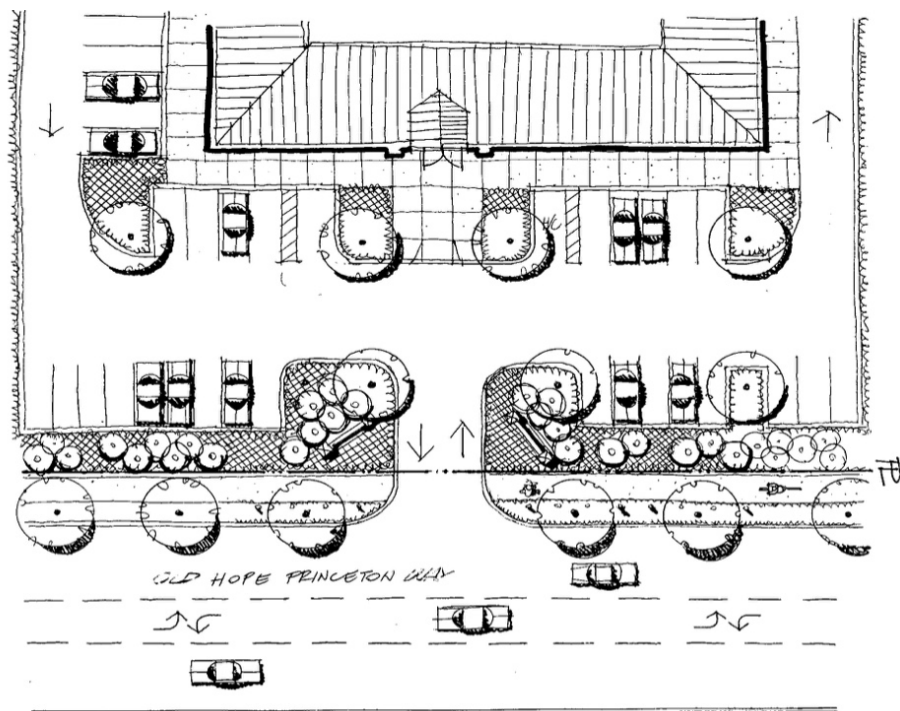
Guidelines

Minor Development Permits and Development Permits for this area shall be in accordance with the following guidelines, where possible:

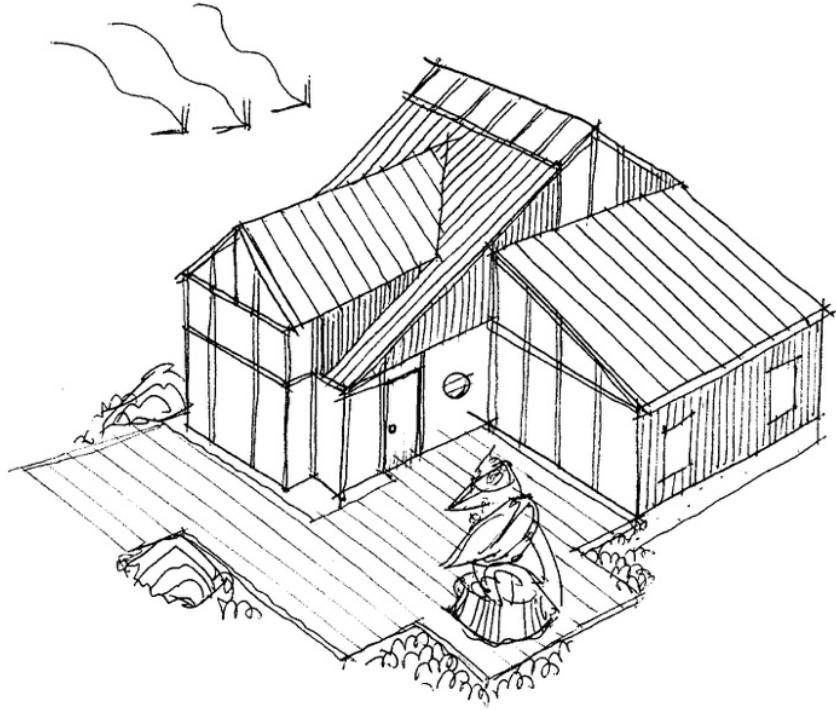
- 1) The siting and massing of buildings should be varied to avoid a monotonous appearance.
- 2) The use of natural building materials, such as wood and natural stone (including granite and river rock), is encouraged. Building materials that will not withstand large temperature changes and challenging weather conditions, such as extensive rain, snow, and wind, should be avoided.
- 3) All landscaping plans for new developments should be prepared by a member of the Canadian Nursery Landscape Association (CNLA) or other Qualified Professional. A letter of credit or other form of security will be required to ensure that landscaped areas are maintained for a minimum period of one year.
- 4) A safe access route for pedestrians and cyclists should be provided for each development, where possible.
- 5) The use of natural colours for buildings is encouraged.
- 6) For those developments facing the Old Hope Princeton Way or Flood Hope Road, the proposed buildings should be oriented towards the fronting road. Further, the proposed buildings must avoid blank walls facing Old Hope Princeton Way or Flood Hope Road.
- 7) The use of wood carvings or other outdoor art that recognize Hope's natural heritage and identity is strongly encouraged.
- 8) Parking for trucks and large recreation vehicles is encouraged, provided that such parking does not block scenic views or pose a hazard to vehicular, cyclist, or pedestrian safety.
- 9) Ground oriented freestanding signs are encouraged with a maximum of two freestanding signs per site. Ground oriented freestanding signs with a landscaped base constructed from natural building materials, such as river rock, granite, or wood, are encouraged. The maximum height of freestanding signs with a pylon base shall be as per the District of Hope

Sign Bylaw. The maximum sign area for a freestanding sign shall be as per the District of Hope Sign Bylaw.

- 10) A directory sign, not exceeding a height of 2.5 metres, is encouraged in multi-tenant buildings at access driveways in order to identify individual tenants.
- 11) The use of banners and wind-activated signs is encouraged to add visual variety and interest.
- 12) All garbage, recycling, outdoor storage of equipment, and utility areas must be screened from Old Hope Princeton Way, Flood Hope Road, and surrounding residential areas.
- 13) Landscaping is required to provide visual variety and soften the impact of parking areas or other predominately hard surfaces. Preference should be given to native plant materials. The extensive use of trees and shrubs to provide a “green” appearance is encouraged. The use of river rock is also encouraged as a landscape element. All areas not used for buildings, surface parking, or outdoor storage must be landscaped.
- 14) A strong definition between the highway corridor and the private sector is encouraged through the use of landscaping and other means as illustrated in the following sketch:



15) Where possible, sloping rooflines that complement the surrounding mountains are encouraged. Flat roofs are to be avoided unless a front parapet is provided.



Hope Intensive Residential Development

Form & Character Development Permit Area #3

Purpose

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purposes of:

- Ensuring high quality residential development, especially in large **ground oriented** residential projects, planned unit developments, or strata developments; and
- Ensuring compatibility between residential developments and adjoining land uses and projects.

Area

The Hope Intensive Residential DPA #3 is defined as all areas designated Urban/Suburban Residential or Downtown Hope, as shown in Schedule B, where the project is intended to have more than 10 dwelling units and is a strata development or a planned unit development.

Justification & Objectives

Proposed residential developments of more than 10 dwelling units, strata developments, and residential planned unit developments require a higher order of design due to the increased densities, preservation of environmentally sensitive areas, planned unit nature of the project, and in the case of strata projects, the mixture of common and private ownership of lands within the development.

The objectives of the Hope Intensive Residential DPA #3 are:

- To ensure that the design and execution of these projects is of a high quality; and
- To give future residents confidence in the quality of development.

Exemptions

The following development type is exempt from a Development Permit, unless there is any variance from the guidelines:

- Where at least 45% of the dwelling units (rounded to the nearest unit) are adaptable in accordance with the BC Building Code. A covenant identifying the adaptable dwelling units must be registered.

This exemption shall not apply to proposed residential developments of more than 20 dwelling units.

Requirements

Minor Development Permit

There are no Minor Development Permits for this area.

Development Permit

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

Guidelines

Development Permits for this area shall be in accordance with the following guidelines:

- 1) **Comprehensive Plan Compatibility.** The development density and design shall be consistent with the goals, objectives, and policies of this IOCP.
- 2) **Density.** The overall density of the project shall not exceed the maximum permitted development density of the zone in which the project is proposed. The density from non-developable areas may be applied elsewhere on the site.
- 3) **Preservation of Natural Features.** Critical areas and other significant and desirable natural features, such as steep slopes, drainage courses, unique stands of vegetation, riparian areas, and water bodies, are to be retained and integrated into the site design, within applicable geotechnical, environmental, and flooding hazard requirements.

- 4) **Adjoining Land Use Compatibility.** The project site design shall be laid out in a manner that ensures compatibility and harmony with adjoining land uses exterior to the subject project. Lot sizes along common boundary lines with other residential uses shall be at least 75% of the minimum lot size of the underlying zone.
- 5) **Common Architectural Theme.** All buildings and structures in the project site area are to share a common architectural theme that ensures compatibility among interior land uses, and that encourages variety, visual interest, and distinctive character. This theme shall also be compatible or complementary with adjacent development, or shall be adequately screened or buffered from adjacent development.
- 6) **Buffering and External Linkages.** The master site plan shall include provisions for buffering the property from major highways and roads through the use of berms, landscaping, and/or sound dampening walls. All buffering shall be planted and designed as part of the landscape plan. Walkways and trails may be required at the discretion of the District.
- 7) **Professional Assurance.** All researches, investigations, analyses, plans, and documentation required in the preparation of a project under this DPA shall be required to have the stamp of registered or certified professionals attesting to the competency, reliability, accuracy, and appropriateness of the statements and proposal made.
- 8) **Master Site Plan Required.** No property shall be developed under the provisions of this DPA unless a master site plan has been reviewed and approved by the District. The master site plan shall include the following, at minimum:
 - a) The boundaries of the project site area;
 - b) A context or neighbourhood plan indicating how the proposed project will fit within or extend the road system and pattern of development in the surrounding area;
 - c) Significant natural features, including critical areas, topographical contours, forested areas and/or significant trees, and water bodies. Topographic information should also indicate preliminary grading contours;
 - d) The gross land area of the development, the zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements;

- e) A development site plan identifying the location, number, and types of uses to be included in the development;
- f) The location, dimensions, and improvement characteristics of all proposed streets, trails, open areas, water and sewer systems, street lighting, other services, and parking facilities;
- g) The identification of at least 5 dwelling units that are adaptable, in accordance with the BC Building Code, for proposed residential developments of more than 20 dwelling units;
- h) Plans and elevations of buildings and structures sufficient to indicate the architectural style, building materials, and construction standards;
- i) Specific development standards to be applied to the project including building heights, yard setbacks, and individual lot sizes, widths, length, and shapes;
- j) A preliminary landscaping plan;
- k) Proposed development phasing, if applicable;
- l) Open space calculations for common and private open space;
- m) Such other information as may be required to enable complete analysis and appraisal of the planned development as well as its presentation to Council and the public, and the proposed zoning bylaw accommodation; and
- n) The stamp of the coordinating qualified design professional, community planner, architect, member of the Canadian Nursery Landscape Association (CNLA), and/or engineer indicating their assurance that the master plan has been properly prepared and meets relevant standards.
- o) A covenant identifying the adaptable dwelling units must be registered on title.



DISTRICT OF
HOPE

Part IV Appendices

A. Maps (Schedules)



Table of Concordance

The following table identifies the corresponding land use zones from the District’s Zoning Bylaw that are permitted within each IOCP land use designation.

No change in the IOCP designation will be required for zones listed within a particular designation. However, it should be noted that the suitability of any zoning will be determined by the Council of the District of Hope following a public hearing giving consideration to the appropriate policies of the IOCP and the views of all persons who believe their interest in property will be affected by the proposed land use change.

IOCP LAND USE DESIGNATION	COMPATIBLE ZONING CATEGORIES
Downtown Hope	CBD Downtown Commercial
	P-2 Institutional
	RS-1 Single Family Residential
	RS-2 Compact Single Family Residential
	RT-1 Two Family Residential
	RM-1 Multiple Family Residential
	C-2 Highway Commercial
	C-4 Neighbourhood Public House
	C-5 Commercial Transition
	RM-2 Ground Oriented Multiple Family Residential
	RS-1S Single Family Residential with Secondary Dwelling
	RS-1T Single Family Residential with Secondary Suite

Urban/Suburban Residential	RS-1 Single Family Residential RS-2 Compact Single Family Residential RT-1 Two Family Residential RM-1 Multiple Family Residential P-1 Parks and Recreation P-2 Institutional C-1 Local Commercial C-4 Neighbourhood Public House RR-1 Resort Rehabilitation MHP-1 Mobile Home Park RM-2 Ground Oriented Multiple Family Residential RS-1S Single Family Residential with Secondary Dwelling RS-1T Single Family Residential with Secondary Suite RS-2T Compact Single Family Residential with a Secondary Suite CD-5 Comprehensive Development CD-6 Comprehensive Development
Country Residential	CR-1 Country Residential L-1 Limited Use RR-1 Resort Rehabilitation RU-1 Rural
Highway Commercial	C-2 Highway Commercial C-3 Regional Commercial C-4 Neighbourhood Public House C-5 Commercial Transition P-2 Institutional
Light/Service Industry	I-2 Light/Service Industrial I-4 Vehicle Wrecking I-5 Heliport I-6 Water Industrial P-2 Institutional AG-1 Agricultural
Heavy Industry	I-1 Heavy Industrial I-2 Light/Service Industrial I-4 Vehicle Wrecking
Airport	I-5 Heliport AP-1 Airpark AG-1 Agricultural

Parks-Recreation and Open Space	P-1 Parks and Recreation P-2 Institutional RRA-1 Residential & Recreational Assembly L-1 Limited Use
Rural/Agricultural	AG-1 Agricultural RU-1 Rural CHP-1 Campground & Holiday Park
Limited Use	L-1 Limited Use AG-1 Agricultural P-1 Parks and Recreation
Comprehensive Development	CD Comprehensive Development, site specific conditions to be determined.
First Nation Reserve	Not Applicable

Schedule A: OCP Boundary and Context

Schedule B: Future Land Use Maps 1 to 5

Schedule C: Parks and Natural Areas

Schedule D: Flood & Erosion Hazard DPA Maps 1 to 5

Research and analysis supporting the identification of flood and erosion hazards are set out in the following reports:

1. Arlington Group. 2004. Flood & Erosion Hazard Development Permit Area #5. Excerpts from Official Community Plan Bylaw 1147 including Map Figures 1F-5F and 1G-5G showing Lands Subject to Flooding & Erosion.
2. BC Ministry of Forests, Lands and Natural Resource Operations (MFLNRO). 2014. Fraser River Design Flood Level Update – Hope to Mission. Final Report
3. District of Hope Flood & Erosion Development Permit Guidelines. Official Community Plan (OCP) Bylaw No. 1147, 2004.
4. Levelton Consultants. 2012. Geotechnical Engineering Recommendations, Remedial Works to Eroded Slopes, Hope Rotary Club Fraser River Viewing Platform, Centennial Park, Hope, BC. Report prepared for District of Hope.
5. Madrone Environmental Services Ltd. 2012. Geotechnical Hazard Assessment, 20788 Landstrom Road.
6. NHC. 2014. Simulating the Effects of Sea Level Rise and Climate Change on Fraser River Flood Scenarios. Final Report prepared for Ministry of Forests, Lands and Natural Resource Operations.
7. NHC. 2008a. Fraser River Hydraulic Model Update. Final Report prepared for BC Ministry of Environment.
8. NHC. 2008b. Comprehensive Review of Fraser River at Hope. Flood Hydrology and Flows – Scoping Study. Final Report prepared for BC Ministry of Environment.
9. NHC. 2006. Lower Fraser River Hydraulic Model. Final Report prepared for Fraser Basin Council.
10. NHC. 2002. Johnson Road Flood Hazard Assessment. Final Report – Hydrotechnical Assessment prepared for District of Hope.
11. NHC. 1999. Silverhope Creek. Flood Hazard Management Study. Final Report prepared for District of Hope.
12. NHC. 1994. Coquihalla River. Flood Hazard Management Study. Final Report prepared for District of Hope.

The following information explains the data in more detail.

Fraser River Hazard Area:

- Flood Construction Levels (FCLs) downstream of Highway No. 1 Bridge shown in Schedule D were recently updated (MFLNRO 2014). Hydraulic modeling shows that present FCLs are on average 0.7 metres higher than previous levels shown on 1985 and 1987 mapping.
- Flood levels between the Coquihalla outlet and Highway No. 1 Bridge were not modeled and are based on FCLs from the 1985 maps plus 0.34 m, corresponding to the difference between the new and the old design profiles at the bridge.
- The FCLs shown on Schedule D are the most up-to-date values. However, the inundation boundaries shown on Schedule D correspond to out-dated FCLs. The inundation boundary based on the FCLs shown on Schedule D may extend outside of the boundaries shown on the maps (medium blue areas on maps). Until the maps are updated, a development/renovation outside of the boundaries shown on the map may still be within the Fraser River floodplain based on the FCLs shown on the maps. This can be determined based on the location and elevation of the land at the development/renovation, and shall be established by a Qualified Professional.
- Upstream of the Coquihalla outlet (41.3 metres FCL), design levels have not been calculated.

Coquihalla River Hazard Area:

- The FCLs shown on on Schedule D are the most up-to-date values based on flood estimates made in 1994. However, the inundation boundaries shown correspond to out-dated FCLs. The inundation boundary based on the FCLs shown may extend outside of the boundaries shown on the maps (medium blue areas on maps). Until the map is updated, a development/renovation outside of the boundaries shown on the map may still be within the Coquihalla River floodplain based on the FCLs shown on the map. This can be determined based on the location and elevation of the land at the development/renovation, and shall be established by a Qualified Professional.
- In addition to inundation boundaries and FCLs, the revised maps classify flood hazard areas as:
 - a) Floodway (very high hazard) – shown in dark blue - no development allowed;
 - b) Moderate to high flood hazard – shown in medium blue; and
 - c) Low flood hazard – shown in light blue.
- Potential river avulsion points are:
 - a) Along the left bank at the Trans Mountain Pipe Line crossing close to the Old Hope-Princeton Highway; and

b) Along the left bank west of the CN Rail line.

- The inundation boundary of the designated flood assumes the break-through channels are blocked off.
- The Hope Golf Course and private property upstream of the Golf Course Bridge on the east bank of the Coquihalla River are potentially affected by an avulsion (hatched area).

Silverhope Creek Hazard Area:

- The FCLs, inundation boundary, and hazard areas shown on Schedule D are the most up-to-date values based on flood estimates made in 1999.
- The floodway is delineated on Schedule D. Additional zones indicate surface flow areas, setback zones, avulsion and erosion hazard areas, and avulsion points. The hazard areas at the confluence with the Fraser River are the more severe of the two waterbodies. ☐
- The west bank near the outlet at the Fraser River is subject to extensive erosion, is within the Fraser floodplain and shall not be developed. ☐

Kawkawa Lake Hazard Area

- Flooding can be caused by debris flows or inundation due to surface runoff that is not necessarily associated with debris flows. ☐
- The hazard areas shown on Map 2 are the most up-to-date ratings.
- Specific FCLs for Kawkawa Lake have not been determined.
- Specific setbacks for Kawkawa Lake have not been determined.
- The area is subject to debris flows, avulsion hazards, and flooding.

Schedule E: Geotechnical Hazard DPA Maps 1 to 5

Research and analysis supporting the identification of geotechnical hazards are set out in the following geotechnical reports:

1. Hardy Associates Ltd. (May 1986). Review of Geological and Snow Avalanche Hazards for the Official Community Plan for Electoral Areas “B” and “C”, Upper Fraser Valley, BC. Prepared for Regional District of Fraser-Cheam.
2. Stanley Associates Engineering Ltd. (November 1987). East Kawkawa Lake Drainage Study, Final Report. Prepared for Regional District of Fraser-Cheam.
3. Thurber Consultants Ltd. (May 1977). Report on Lake of the Woods Slide. Prepared for Ministry of Highways and Public Works.
4. Thurber Consultants Ltd. (December 1986). Geotechnical Hazards Assessment, Silverhope, BC. Prepared for Regional District of Fraser-Cheam.
5. Thurber Consultants Ltd. (May 1990). Geotechnical Hazards Assessment, Silverhope, BC. (Clarification letter from December 1986 report). Prepared for Regional District of Fraser-Cheam.
6. Thurber Consultants Ltd. (January 1992). Proposed Sub-division of Lots 11 and 16. (Clarification letter from December 1986 report). Prepared for Regional District of Fraser-Cheam.
7. Thurber Consultants Ltd. (September 1987). Rockfall Hazards Assessment, North end of Kawkawa Lake Road, Electoral District “B”. Prepared for Regional District of Fraser-Cheam.
8. Thurber Consultants Ltd. (November 1990). Thacker Mountain and Hobson Slope Inspections. Prepared for Regional District of Fraser-Cheam.
9. Thurber Consultants Ltd. (June 1991). East Kawkawa Lake. Prepared for Regional District of Fraser-Cheam.

A review of the information in the above reports was conducted by Thurber Engineering Ltd. in 1997. Thurber Engineering Ltd. prepared information that confirmed or adjusted the extent of previously identified geotechnical hazard areas in a letter dated November 13, 1997, and faxes dated November 7, and November 21, 1997. A further review was carried out in June of 2003.

Current guidelines for geotechnical practice suggest that an annual probability of 1:500 of occurrence for slope hazards (rockfalls, debris, avalanches, debris flows) should be the basis for evaluating the acceptability of development. Based on the above reports, the following maps identify areas where an annual probability of 1:500 of occurrence of combined slope hazards may exist. These areas are designated as High Geotechnical Hazard Development Permit Areas.

The Uncertain Geotechnical Hazard Development Permit Areas designation is used in areas that may be subject to a high geotechnical hazard, but insufficient information is available in the reports listed above to determine with certainty if the areas are subject to a high geotechnical hazard.

B. Glossary

A

Accessibility

An area or building where a person with disabilities is, without assistance, able to approach, enter, pass to and from, and make use of an area and its facilities.

Active Transportation

Also known as Non-Motorized Transportation, includes walking, cycling, and small-wheeled transport such as strollers, skates, skateboards, and push scooters.



Adaptability

Whether it's the design of space in a building or an outdoor space such as a park, it is important to 'build in' the ability to allow changes to whatever we build or design so that we can accommodate the needs of different users in the long term.

Affordable Housing

Housing affordability is a function of housing cost and household income. Affordable housing is defined as housing which has a market price or rent that does not exceed 30% of a household's after-tax income for households which have income that is 80% or less than the median household income for the community. Affordable housing can be provided by the private, non-profit, cooperative, and public sectors separately or through partnership models. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, cooperative.

Asset Management

Asset management is the systematic process of maintaining, upgrading, and operating physical assets in a cost-effective manner.



B

Brownfield

Abandoned, idled or underutilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived contamination.

C

Circular Economy

An economy that produces no waste or pollution and minimizes energy use. This goes beyond recycling and focuses on designing systems that either do not produce waste, or whose by-products or wastes are reusable or beneficial to other processes. Products are designed to last and created so they can easily be sorted, separated and re-used at the end of their life.

Climate Change

Changes in long-term trends in the average climate, such as changes in average temperatures. According to the United Nations Framework Convention on Climate Change (UNFCCC), climate change is a change in climate that is attributable directly or indirectly to human activity that alters atmospheric composition.

Cluster Housing

Development that concentrates buildings and infrastructure in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historical or environmentally sensitive features.

Crown Land

Land owned by a ministry of a provincial or federal government.

D

Densification (see also Infill)

As far as land use planning in BC is concerned, this term means to add new residential units to an existing neighbourhood. This may or may not include population increase as people per household declines. This can include a house, an apartment unit, a condominium or any other form of housing.

E

F

G

Greenhouse Gas (GHG)

Components of the atmosphere that contribute to the "greenhouse effect." Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Green Technology

Green technologies refer to wastewater and stormwater technologies, including constructed wetland sewage treatment facilities, composting toilets, green roofs, rainwater capture and re-use systems.

Ground Oriented

Dwelling units that are accessible at ground level (or with one flight of stairs), with an outdoor living space. Examples include townhouses, rowhouses, and duplexes. First or second floor units of low-rise multi-family dwellings may also be considered ground oriented.

Greywater

Wastewater from the kitchen, laundry and bathroom (but not the toilet). It usually contains soap, detergents and fats.

H

I

Infill (see also **Densification**)

As far as land use planning in BC is concerned, this term means to add new residential units to an existing neighbourhood. This may or may not include population increase as people per household declines. This can include a house, an apartment unit, a condominium or any other form of housing.

Inventory (for Greenhouse Gases)

A tool developed to better understand and predict the impact of GHG emissions on climate change. A climate change inventory may be used to develop atmospheric models, develop mitigation strategies, establish compliance records with allowable emission rates, and track the effectiveness of policies related to GHG emissions.

J

K

L

LEED™

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Livable or Livability

Livability refers to the environmental and social quality of an area as perceived by residents, employees, customers, and visitors. This includes safety and health (traffic safety, personal security, and public health), local environmental conditions (cleanliness, noise, dust, air quality, and water quality), the quality of social interactions (neighborliness, fairness, respect, community identity and pride),

opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources (e.g., historic structures, mature trees, traditional architectural styles). Livability directly benefits people who live in, work in, or visit an area; increases property values and business activity; and can improve public health and safety. Livability is largely affected by streets, parks, transportation terminals and other public facilities.

Local Government Act

A law enacted by the BC Legislature formerly called the Municipal Act. The purposes of this Act are: (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities, (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.

M

Mixed-Use

An appropriate combination of multiple uses, inside a single structure or area within a neighbourhood, where a variety of different activities (live, work, shop, and play) are in close proximity (walking distance) to most residents.

Municipal Growth Boundary

A boundary established by a land use authority where urban land ends and rural land begins. Typically, a firm urban containment boundary will, over time, result in the concentration of growth in centres with connecting corridors that can be effectively served by express-bus transit.

N

O

P

Q

Qualified Environmental Professional (QEP)

A registered professional, acting alone or together with another registered professional, if:

- The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- The individual's area of expertise is recognized by the District of Hope as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and,
- The individual is acting within that individual's area of expertise.

R

S

Secondary Dwelling

Secondary Dwelling is an urban planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite or coach house is considered "secondary" or "accessory" to the primary residence on the parcel.

Stormwater

Water from rain or melting snow that soaks into the soil, pools on the ground and evaporates, or is runoff into nearby streams, rivers, and other watercourses.

Stormwater Management

Building and landscape strategies to control and limit stormwater pollution and runoff. Typical stormwater infrastructure includes the network of piping, systems, and facilities that manage runoff from hard and paved surfaces like streets and roofs. Stormwater management is an integrated package of strategies to reduce the amount of stormwater created and to absorb stormwater using more natural systems. Elements can include vegetated roofs, compost-amended soils, pervious paving, tree planting, drainage swales, and more.

T

U

Universal Access Design

Access to environments and products that are designed to the greatest extent possible, to be accessed and used by everyone regardless of their age, ability, or circumstance.

Urban Agriculture

The practice of growing of plants and raising of animals for food and other uses within and around cities and towns, and related activities such as the production and delivery of inputs and the processing and marketing of products.

V

Viewscape or View Corridor

A three dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view.

Visitable or Visitability

Refers to new homes that offer three specific accessibility features to allow a person with mobility limitations, including wheelchair users, to visit the home: 1) at least one zero-step entrance on an accessible route leading from a driveway or public sidewalk; 2) all interior doors providing at least 31.75 inches (81 cm) of unobstructed passage space; and 3) at least a half bathroom on the main floor.

W

Walkable or Walkability

Walkability reflects the quality of pedestrian facilities, roadway conditions, land use patterns, community support, security, and comfort for walking. The quality of pathways, building access ways and related facilities, the existence of sidewalks and crosswalks, roadway conditions (road widths, traffic volumes and speeds), accessibility (the relative location of common destinations) and the quality of connections between them all affect walkability.

Wastewater

The spent or used water from a home, community, farm, or industry that contains dissolved or suspended matter.

Watercourse

Any natural or man-made depression with well-defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to a current of water for at least six month of the year; or having a drainage area of two square kilometres or more, or as required by a designated official of the Ministry of the Environment of the Province of British Columbia

X

Xeriscaping

An environmentally friendly form of landscaping that uses a variety of indigenous and drought- tolerant plants, shrubs, and ground cover.

C. Indicators



These indicators are recommended for measuring and reporting how well Hope is progressing toward the IOCP goals for each policy area. Monitoring and reporting progress toward (or away from) the goals is essential to provide transparency, inform decision-making and enable continuous improvement. For more about indicator monitoring and reporting, see the IOCP Implementation Guide.

D. Community Engagement Summary



This section summarizes the community engagement process used to update the IOCP.