



REGULAR MEETING OF COUNCIL AGENDA

Monday, February 12, 2024 at 7:00 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the Hope Ratepayers Association is recording these meetings and hearings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

Mayor to acknowledge that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the February 12, 2024, Regular Council Meeting Agenda be adopted, as presented.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held January 22, 2024, be adopted, as presented.

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

(a) Report dated February 6, 2024 from the Fire Chief

Re: 2024 UBCM Community Emergency Preparedness Fund

(10)

Recommended Resolution:

THAT Council endorse the District of Hope application to the 2024 UBCM Community Emergency Preparedness Fund for grant funding up to the amount of \$30,000 to improve the efficiency of the District of Hope EOC through the provision of training and equipment;

AND THAT Council commit the District of Hope to provide overall grant management.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

- (a) **Report dated February 2, 2024 from the Director of Community Development (16)**
Re: District of Hope Zoning Amendment Bylaw No. 1573, 2024 – 320 Fort Street

Recommended Resolution:

THAT *District of Hope Zoning Amendment Bylaw No. 1573, 2024* be given first and second readings in order to amend the definition of a Hotel, Motel, or Motor Inn to include the requirement for an on-site overnight caretaker and to amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone from 1,000 sq meters to 550 sq meters and;

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

- (b) **Report dated February 2, 2024 from the Director of Community Development (21)**
Re: Re-designate and Rezone the Property at 63010 Flood Hope Road

Recommended Resolution #1:

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1571, 2024* be given first and second readings in order to redesignate the land use designation in the Official Community Plan for the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial to Light Service Industry; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*; and

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No. 1571, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations.

Recommended Resolution #2:

THAT *District of Hope Zoning Amendment Bylaw No. 1572, 2024* be given first and second readings in order to rezone the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2); and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

9. FOR INFORMATION CORRESPONDENCE**(a) For Information Correspondence****(40)**Recommended Resolution:

THAT the For Information Correspondence List dated February 12, 2024, be received.

10. OTHER PERTINENT BUSINESS**11. QUESTION PERIOD**

Call for questions from the public for items relevant to the agenda.

12. NOTICE OF NEXT REGULAR MEETING

Monday, February 26, 2024 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETINGRecommended Resolution:

THAT the meeting be closed to the public to consider matters pursuant to Sections 90(1)(e) [the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality], 90(1)(f) [law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment] and 90(1)(c) [labour relations and other employee relations] of the *Community Charter* re: RCMP Annual Report, land acquisition, Dan Sharrers Aquatic Centre, staff appointment, and adopting closed meeting minutes.

14. RETURN TO OPEN MEETING**15. ADJOURN REGULAR COUNCIL MEETING**

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, January 22, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Pauline Newbigging
Councillor Heather Stewin
Councillor Dusty Smith
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Thomas Cameron, Fire Chief
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 12 members of the public and 1 media

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the January 22, 2024, Regular Council Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held January 8, 2024 be adopted, as presented. **CARRIED.**

4. DELEGATIONS

(a) Hope Pride Committee

Representatives from the Hope Pride Committee were in attendance to present to Council regarding highlights from 2023 and to submit a request to display the Pride Flag for June 2024. In their presentation, the following items were discussed:

- Pride 2023 Events
 - 6 events were held
 - 370+ total attendees
 - 20+ volunteers
 - Historic flag raising at Hope RCMP
 - 165+ Pride Flags sold

- Queer Oppression
 - Since 2020, hate crimes targeting the Queer community have risen 64%.
 - Of the 423 reported hate crimes targeting the Queer community in 2021, 77% targeted people identifying as gay or lesbian, 2% targeted bisexuals, 11% targeting other orientations, and 10% had an unreported sexual orientation targeted.
 - Gender-based hate crimes are not recording accurate data for gender identities outside the binary.
 - Amnesty International has specifically called out the rise in hate towards Canada's 2SLGBTQIA+ community.
- Pride 2024 Event Plans
 - Plans include film, music, food and a Queer market to take place on June 22, 2024.

Council inquired as to the importance of the Pride Flag being flown, in the delegation's opinion. The delegation explained that for those who have moved into the District, who have historically heard that Hope was not a safe place for the Queer community, the flag shows that it is a place where they can socialize and be safe. Discussion ensued regarding the need to create a flag policy to govern the display of community flags on District own buildings and other facilities in the future.

Council inquired as to the location that the flag would be flown from on District Hall. The CAO advised that the flag mount would likely be located on the south or west side for visibility.

Moved / Seconded

THAT the District of Hope purchase a removeable flag pole to be mounted on District Hall to display the Pride Flag for the month of June, 2024;

AND THAT Staff be directed to bring back a Flag Flying Policy for discussion at a Committee of the Whole meeting.

CARRIED.

OPPOSED: Councillor Smith, Councillor Wells

(b) Spuzzum First Nation

Representatives from Spuzzum First Nation were in attendance to present to Council regarding the proposed South Anderson Mountain Resort. In their presentation, the following items were discussed:

- Project Information
 - Spuzzum First Nation has undertaken over \$800,000 in initial feasibility and planning work to date, including:
 - Market/financial analysis
 - Environmental studies
 - Archaeological studies
 - Transportation access analysis
 - Mapping and site servicing
 - Traditional use study
 - Mountain village planning
 - Ski hill planning
 - Eco-tourism opportunities
 - Employment opportunities

- The ski area has a base elevation of 1000m extending to 1700m with a build-out of 11 lifts utilizing 700m of vertical.
- The resort plan can accommodate up to 11,000 bed units and includes hotels, condos, single family, townhouses, RV campground and employee lodging.
- The majority of resort visitors will come from the Lower Mainland and Metro Seattle, with a joint population of over 7 million and growing at approximately 100,000 people a year.
- Skier visits are projected to increase from 150,000 in year one to 400,000 in year ten.
- The Abbotsford International Airport is expected to be a significant conduit for Western Canada and American visitors.
- What Spuzzum First Nation offers Hope and BC
 - A major tourism and economic development initiative opportunity for B.C.
 - Hope will be the primary service centre.
 - The project has been planned with environmental and sustainable practices.
 - The creation of 800 plus jobs.
 - Summer activities including mountain biking, golf, hiking and sightseeing.
 - Many First Nations are supportive in principle with no competing land use conflicts.
- What Spuzzum wants from Hope
 - Written support for the planning and feasibility process currently underway with the BC Mountain Resorts Branch.

Council inquired as to whether there will be issues with competition from other applications for recreation projects that are in the area around Hope. The delegation advised that as this project is Indigenous led, features year-round recreational activities, and the elevation necessary to support the necessary amount of snow, it is viewed as a different project than the others. They added that competition is not a concern as the location is so close to a large population base.

Council inquired as to whether something will be put in place to direct travelers up Highway 1 as opposed to Highway 5, which is more frequently travelled. The delegation advised that they have hired Wedler Engineering to review the route options, with the final decision based on both environmental and financial costs. The CAO inquired as to how the capitalization of phase one will take place with regards to where the money will come from. The delegation advised that Spuzzum First Nation resources have funded the feasibility studies so far, and that land development will take place through a partner when the permitting is in place.

Moved / Seconded

THAT Council issues a letter of support for Spuzzum First Nation for the planning and feasibility process that is currently underway with the BC Mountain Resort Branch for the proposed mountain resort in the South Anderson Valley. **CARRIED.**

(c) Hope Mountain Centre

Representatives from the Hope Mountain Centre were in attendance to present to Council regarding 2023 highlights, 2024 trail plans, and to submit a 2024 funding request. In their presentation, the following items were discussed:

- Education
 - School programs
 - Public programs and events
 - Indigenous Youth Outdoors
 - Manning Park Interpretive Programs
 - Infusion of trail signage and conservation projects
- Conservation
 - Grizzly Bear Monitoring
 - Black Bear Committee
 - Water quality monitoring
 - Leave No Trade
 - World Rivers Day
 - Friends of the Skagit
- 2023 Summer Trail Crew
 - Trails improved:
 - HBC Trail
 - Hope Bike Park
 - Tikwalus Trail
 - Dragon's Back Trail
 - Hope Lookout
 - Thacker Mountain
 - Landstrom Ridge
 - Spirit Caves
 - Mount Hope Summit
 - Wells Peak
 - Flood Falls Trail
 - Range of work included clearing brush, logs, staircase and foot bridge repair, installation of benches, toilets, and water bars, trail tread repair, signage, painting, raking, and garbage removal.
- 2023 Financial Contributions
 - A total of \$120,756 in contributions were received, much of which was leveraged from the initial \$37,500 in funding from the District of Hope.
- 2023 Volunteer Contributions
 - 543 total volunteer hours
 - 117 total volunteers
 - \$9,231 cash value of volunteer efforts
- Trails of Hope brochure
 - 10,000 copies printed in both March and August
 - Widely distributed by local businesses, visitor centres, trade shows, outdoor

stores and during special events.

- Goals for 2024
 - Continue maintaining local trails.
 - Complete repairs to the HBC trail.
 - Complete the interpretive signs for the Dragon's Back.
 - Build a new trail connecting Flood Falls to the Dragon's Back.
- \$37,500 in funding is being requested from the District of Hope for the 2024 season.

Council inquired as to whether the District can fulfill the request due to the ongoing budget process. The CAO advised that there are sources of funding available to use that can later be blended in as a budget amendment. He added that Council could pass a resolution asking that Staff source the funds from prior year's surplus or reserves. The Director of Finance advised that these funds have typically been given through the Cascade Lower Canyon Community Forest grant.

Council inquired as to whether these projects assist the community with FireSmart and other awareness initiatives. The delegation advised that the trails make for easier access to remote areas, promote the maintenance of access roads which can be an egress and entry point for fighting fires, and get people out looking for hazards around the community. Council inquired as to whether any funding is allocated from other groups for maintenance of the HBC trail that ends near Princeton. The delegation advised that they have received approximately \$20,000 from other groups to fund work on the eastern end of trail.

Following discussion, Council elected to allocate an additional \$2,500 above the requested funding amount for a total of \$40,000 for the 2024 calendar year.

Moved / Seconded

THAT Council approves funding in the amount of \$40,000 from prior year's surplus for the Hope Mountain Centre for the 2024 calendar year. **CARRIED.**

(d) District of Hope Fire Chief

The District of Hope Fire Chief, Thomas Cameron, was in attendance to present to Council regarding item 5(a), Emergency Management Plan Update, and item 5(b), Emergency & Disaster Management Act. In his presentation, the following items were discussed:

- Emergency & Disaster Management Act (EDMA)
 - Given royal assent on November 8, 2023, replacing the previous Emergency Program Act.
 - Emphasizes the importance of consultation, collaboration and cooperation in emergency management, mandating consultation with Indigenous peoples and all levels of government.
 - Mandates the conduct of risk assessments to identify and evaluate potential hazards, vulnerabilities, and potential impacts.
 - Local Authorities will be responsible for developing plans within their jurisdictional boundaries, including any Crown land residing within.
 - Local Authorities and critical infrastructure owners must have business continuity plans to ensure essential services will be provided during an emergency or disaster.
 - Local governments may form and join Multi-jurisdictional Emergency

Management Organizations with other regional districts, local governments, Indigenous governing bodies, and the province.

- The 7-day State of Local Emergency period has now been increased to 14 days, and the power to declare can now be delegated by bylaw.
- Grant Opportunities in 2023
 - CEPF - Emergency Operations Centre's & Training - \$10,170.36
 - Funding brought in new communications equipment and added emergency food ration and hygiene kit capacity.
 - CEPF - Volunteer and Composite Fire Department Training and Equipment - \$30,000.
 - Funding will build capacity with structural and wildland equipment as well as specific training (Emergency Vehicle Operator, Engine Boss, ICS 200, etc.).
- Tasks and Planning in 2023
 - Fraser River Freshet Coordination Calls – May 12th, 15th, 17th, and 19th.
 - Update and maintain First Nation contact lists for consultation, collaboration and cooperation.
 - Update and maintain training records for Emergency Operation Centre personnel, sharing quarterly course offerings through the Province and Justice Institute of BC.
 - 683 total calls received, with 99 of these events being reportable fires where an investigation took place and reports were submitted to the Office of the Fire Commissioner.
 - Structure Protection Coordination
 - 5 deployments totaling 32 days
 - Over \$140,000 invoiced to the BC Wildfire Service
 - 2023 volunteer firefighter recruitment brought six new recruits into training, of which one has moved to a full time position with Langley Fire.
- Grant Opportunities for 2024
 - CEPF – Emergency Support Services Equipment and Training - \$30,000
 - Funding will be used for equipment such as administration and first aid kits for reception centres and group lodging, as well as identification vests, stationary supplies, computers, ESS team jackets and t-shirts, hygiene kits, and survival support kits.
 - CEPF – Emergency Operation Centre's & Training - \$30,000
 - Consideration for training and equipment is currently taking place.
- Tasks and Planning for 2024
 - Creation of the new Hope Volunteer Emergency Support Services Response Plan.
 - Development of a District of Hope Volunteer Emergency Support Services Team.
 - Collaboration with the Office of the Fire Commissioner to implement their FireSafe Program Phase 1 for educational programs and smoke alarm campaigns.

Council inquired as to whether the District will have their own Emergency Support Services team. The Fire Chief advised that in the past these services have been

performed by internal staff, but a volunteer team and plan are being implemented. He added that the funding opportunities will ensure that the items and training are in place to run the program. Council inquired as to how many members the Fire Department currently has, the Fire Chief advised that there are currently nineteen members.

Council inquired as to what plan is in place for the District to respond to emergency events such as the atmospheric river event, and how community members are able to offer their assistance and contribute to response efforts. The Fire Chief advised that members of the Emergency Operations Centre, as noted on the organizational chart, are responsible for managing the response to events and that community efforts should go through the proper channels. The CAO advised that in the case of an emergency, the District is responsible for the emergency response in their jurisdiction. He added that the plan is a framework that does not anticipate every risk and solution but provides staff with the ability to develop an action plan for the issue at hand. It was also noted that emergency planning happens on an ongoing basis to anticipate issues, such as the planning of various warming centers during the recent widespread power outages.

5. STAFF REPORTS

- (a) **Report dated January 9, 2024 from the Fire Chief**
Re: Emergency Management Plan Update

Moved / Seconded

THAT the report dated January 16, 2024 from the Fire Chief regarding the Emergency Management Plan update, be received for information. **CARRIED.**

- (b) **Report dated January 12, 2024 from the Fire Chief**
Re: Emergency & Disaster Management Act

Moved / Seconded

THAT the report dated January 12, 2024 from the Fire Chief regarding the new *Emergency and Disaster Management Act*, be received for information. **CARRIED.**

- (c) **Report dated January 8, 2024 from the Fire Chief**
Re: 2024 UBCM Community Emergency Preparedness Fund

Moved / Seconded

THAT Council supports the District of Hope application to the 2024 UBCM Community Emergency Preparedness Fund for grant funding up to the amount of \$30,000 to improve the efficiency of the District of Hope Emergency Support Services through the provision of equipment required for training and implementation of a new District of Hope Emergency Support Services Plan; and

FURTHER THAT Council commit the District of Hope to provide overall grant management. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He announced that the generator has been installed at the Golden Agers building, noting that the project was completed with funding from United Way and a grant opportunity with the help of Community Futures Sun Country. He added that the grant

also provided upgrades to the electrical panel and surge protectors for their electrical appliances.

- He attended the Golden Agers meeting where Fire Chief Thomas Cameron and Deputy Fire Chief Joshua Wescott provided a training session on fire extinguishers, carbon monoxide alarms, and emergency kits. He noted that Councillor Smith has been appointed as the new Golden Agers Council liaison, and that a letter of appreciation was received for Councillor Stewin's work over the last nine years.
- He announced that the Fraser Valley Regional District is continuing to work proactively on invasive plants, highlighting a project to remove knotweed on Highway 7 in collaboration with the District and CN Rail.
- He met with the Hope & District Chamber of Commerce, AdvantageHOPE, and the Black Press to collaborate on the advertising of local events posted in the Hope Cascade & Canyon Visitor Guide. He noted that it is important for the people of Hope to know of upcoming events and volunteer opportunities.

Councillor Medlock Reported:

- He attended an AdvantageHOPE meeting on January 18th, noting that the new Marketing Manager presented a marketing plan to the board for the first quarter of 2024, as well as a plan for 2025-2029.
- He noted that the recent cold snap has delayed the Station House move but advised that contractors will be on-site on February 6th to begin preparations.
- He announced that he will be attending the upcoming Fraser Valley Regional District Board meetings on behalf of the Mayor, as he will be away.

Councillors Smith, Stewin, Wells, Newbigging and Skoglund had nothing to report.

8. PERMITS AND BYLAWS

(a) District of Hope 2024-2028 Financial Plan Bylaw No. 1570, 2023

Moved / Seconded

THAT *District of Hope 2024-2028 Financial Plan Bylaw No. 1570, 2023* be adopted this 22nd day of January, 2024.

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated January 22, 2024 be received.
CARRIED.

10. OTHER PERTINENT BUSINESS

There was no other Pertinent Business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, February 12, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING AT 8:57 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(k) [negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public] and 90(1)(e) [the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality] of the *Community Charter* re: draft First Nation Protocol Agreement, land acquisition, and adopting closed meeting minutes.

CARRIED.

14. RETURN TO OPEN MEETING AT 9:15 P.M.

15. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 9:16 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held January 22, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 6, 2024

FILE: 1855-20

SUBMITTED BY: Fire Chief

MEETING DATE: February 12, 2024

SUBJECT: 2024 UBCM Community Emergency Preparedness Fund

PURPOSE:

The purpose of this report is to seek Council endorsement for an application to the current intake of the 2024 UBCM Community Emergency Preparedness Fund (CEPF), Emergency Operations Centre (EOC) & Training Stream for the supply of training and equipment for the District's EOC.

RECOMMENDATION:

Recommended Resolution:

THAT Council endorse the District of Hope application to the 2024 UBCM Community Emergency Preparedness Fund for grant funding up to the amount of \$30,000 to improve the efficiency of the District of Hope EOC through the provision of training and equipment;

AND that Council commit the District of Hope to provide overall grant management.

ANALYSIS:

A. Rationale:

The intent of this funding stream is to support eligible applicants to build local capacity through the purchase of equipment and supplies required to maintain or improve an EOC and to enhance EOC operations through training and communication equipment. The equipment will provide designated equipment to the EOC and support business continuity within the District of Hope.

B. Attachments:

2024 CEPF EOC & Training Program and Application Guide.

C. Strategic Plan Objectives:

Emergency Management:

1.5 Pursue appropriate funding programs (UBCM/DMAF) to support emergency planning activities

D. Resources:

The project will be managed internally.

Prepared by:

Approved for submission to Council:



Original signed by Thomas Cameron

Original signed John Fortoloczky

Community Emergency Preparedness Fund

Emergency Operations Centres Equipment and Training

2024 Application Form

Please complete and return the application form by **February 23, 2024**.

Applicants will be advised of the status of their application within 90 days of the application deadline.

Please complete and return the application form in advance of the deadline. All questions must be answered by typing directly in this form. **As all questions are reviewed and scored as part of the adjudication process, please do not leave any questions blank.**

If you have any questions, contact cepf@ubcm.ca or (604) 270-8226 ext. 220.

SECTION 1: Applicant Information	AP (for administrative use only)
Local Government or First Nation Applicant:	Date of Application:
Contact Person*:	Position:
Phone:	E-mail:
Secondary Contact Person*:	Position:
Phone:	E-mail:

** Contact persons must be authorized representatives of the applicant (i.e. staff member or elected official).*

SECTION 2: For <u>Regional Projects Only</u>
<p>1. Identification of Partnering Applicants. For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 2 of the <i>2024 Program and Application Guide</i> for eligibility.</p>
<p>2. Rationale for Regional Projects. Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p>

SECTION 3: Project Summary

3. Project Information

- a. Project Title:
- b. Proposed start and end dates. Start: End:

4. Project Cost and Grant Request:

- a. Total proposed project budget: \$0.00
- b. Total proposed grant request: \$0.00
- c. Have you applied for, or received funding for this project from other sources? If yes, please indicate the source and the amount of funding received or applied for.

5. **Project Summary.** Provide a summary of your project in 150 words or less.

SECTION 4: Detailed Project Information

6. **Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Refer to Section 6 of the *Program and Application Guide* for eligibility.

- a. Equipment and supplies, equipment installation

- b. Training and exercises

7. **Alignment with intent of funding stream.** How will your project increase the capacity of EOCs?

8. **Engagement with First Nations and/or Indigenous Organizations.** In the following questions, please identify the specific bands, Treaty First Nations and/or Indigenous organizations as well as the specific traditional territory, reserve or other First Nation's land that may be impacted by the proposed project.

- a. Which First Nations and/or Indigenous organizations were proactively engaged as part of the development of this application?

- b. Which First Nations and/or Indigenous organizations will participate in the proposed activities and what specific role will they play?

c. Please indicate the extent to which staff and/or elected officials have undertaken Indigenous Cultural Safety and Cultural Humility Training.

If applicable, please submit evidence of support for the proposed activities from First Nations and/or Indigenous organizations identified above. This could be in the form of a letter, email or other correspondence.

9. Engagement with Neighbouring Jurisdictions and Affected Parties. In addition to Question 1, if applicable, identify any neighbouring jurisdictions and other impacted or affected parties (e.g., equity-denied populations, organizations that participate in the EOC program, etc.) that will participate in the proposed project and the specific role they will play. Rural and remote communities may want to consider engaging with regional districts and/or health authorities, and First Nation applicants may want to consider engaging with the First Nations' Emergency Services Society or the First Nations Health Authority.

10. Comprehensive, cooperative, regional approach and benefits. Describe how the project will contribute to a comprehensive, cooperative and regional approach to EOCs. What regional benefits will result from this project?

11. Additional Information. Please share any other information you think may help support your submission.

SECTION 5: Required Attachments

Only complete applications will be considered for funding. The following separate attachments are required to be submitted as part of the application:

- Band Council resolution, Treaty First Nation resolution, local government Council or Board resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- Detailed budget for each component identified in the application. This must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- For regional projects only: Band Council resolution, Treaty First Nation resolution, or local government Council or Board resolution, from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf.

SECTION 6: Signature. Applications are required to be signed by an authorized representative of the applicant. Please note all application materials may be shared with the Province of BC and FNESS.

I certify that: (1) to the best of my knowledge, all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) we understand that this project may be subject to a compliance audit under the program.

Name:	Title:
Signature*: <i>A certified digital or original signature is required.</i>	Date:

* Signatory must be an authorized representative of the applicant (i.e. staff member or elected official).

Submit applications to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 2, 2024 **FILE:** LDP 01/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 12, 2024

SUBJECT: **APPLICATION FOR ZONING BYLAW TEXT AMENDMENT;
MIKE MAMMONE - AGENT**

PURPOSE:

To obtain Council's approval for zoning text amendments.

RECOMMENDATION

Resolution #1:

Recommendation:

THAT District of Hope Zoning Amendment Bylaw No.1573, 2024 be given first and second readings in order to amend the definition of a Hotel, Motel, or Motor Inn to include the requirement for an on-site overnight caretaker and to amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone from 1,000 sq meters to 550 sq meters and;

FURTHER THAT the public be notified in accordance with the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93, the *Local Government Act* and the *Community Charter*.

Alternative #1:

THAT District of Hope Zoning Amendment Bylaw No.1573, 2024 be given first and second readings in order to amend the definition of a Hotel, Motel, or Motor Inn to include the requirement for an on-site overnight caretaker but not amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone from 1,000 sq meters to 550 sq meters; and

FURTHER THAT the public be notified in accordance with the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93, the *Local Government Act* and the *Community Charter*.

Alternative #2:

THAT District of Hope Zoning Amendment Bylaw No.1573, 2024 be given first and second readings in order to amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone from 1,000 sq

meters to 550 sq meters and but not amend the definition of a Hotel, Motel, or Motor Inn to include the requirement for an on-site overnight caretaker; and

FURTHER THAT the public be notified in accordance with the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93, the *Local Government Act* and the *Community Charter*.

ANALYSIS:

A. Rationale:

Proposal – The applicant would like to construct a mixed-use building consisting of a ground floor restaurant and a motor inn above with four (4) units, both are aimed at motorcycle enthusiasts. The minimum parcel size for a hotel, motel, or motor inn is currently larger than the site at 320 Fort Street, requiring a text amendment to the Downtown Commercial CBD Zone.

This proposal also initiated a discussion about what is a hotel, motel, or motor inn vs. short term rental, which are not permitted in the District of Hope. Staff propose adding a requirement for an on-site overnight caretaker to the definition of hotel, motel, or motor inn to provide greater clarity and ensure these establishments are properly managed.

Background – The subject property is zoned as Downtown Commercial (CBD), restaurant and hotel, motel, and motor inn are permitted uses in this zone. The developer’s ambition is to construct a two-story building for a café and motor inn. If the proposal or a zoning text amendment to reduce the parcel size from 1,000 sq meters to 550 sq meters is successful, there will be a forthcoming a request for parking variance and Downtown Hope Revitalization form and character development permit as part of their application.

Zoning Bylaw Text Amendments –

Definition of a Hotel, Motel, or Motor Inn:

This text amendment is initiated by District of Hope staff. The current definition within the Zoning Bylaw for a hotel, motel, or motor inn “means a building or buildings containing sleeping units primarily for temporary accommodation which may include without limiting the generality of the foregoing, an office with a public register, restaurant, banquet room, liquor primary use, meeting rooms, indoor recreation facilities, convenience store or specialty retail store.”

While reviewing the proposal, staff determined that there is a need to provide clarity around the definition of what is a hotel, motel, or motor inn to distinguish these from short-term rental accommodations. Short-term rentals are currently not permitted within the District of Hope.

Staff are proposing to add the requirement for an on-site overnight caretaker. This is consistent with other hotels, motels, and motor inns throughout the community and provides clarity moving forward when determining if a proposal is for a hotel, motel, or motor inn, or short-term rental accommodation. It also helps ensure

hotels, motels, and motor inns are properly monitored and managed. This definition will apply to the entire zoning bylaw.

The updated definition will state: Hotel, motel, or motor inn “means a building or buildings containing sleeping units primarily for temporary accommodation **with an on-site overnight caretaker**, which may include without limiting the generality of the foregoing, an office with a public register, restaurant, banquet room, liquor primary use, meeting rooms, indoor recreation facilities, convenience store or specialty retail store.”

Minimum Parcel Size for a Hotel, Motel, or Motor Inn within the Downtown Commercial CBD Zone:

This text amendment is initiated by the applicant. To provide context, the District of Hope Zoning Bylaw 1324,2012, section 11.1.14.1 explains that within the Downtown Commercial (CBD) Zone *the minimum lot area for a parcel created by subdivision for a hotel, motel or motor inn shall be 1000 square meters (~10760 square feet).*

The applicant is requesting a change to reduce the minimum lot area for a parcel to be created by subdivision for a hotel, motel or motor inn from 1000 square meters (~10,760 square feet) to 550 square meters (~5920 square feet) in the Downtown Commercial (CBD) Zone. The applicant’s parcel at 320 Fort Street is 557 sq meters (~6,000 square feet). The text amendment for the parcel size change will apply to the entire Downtown Commercial (CBD) Zone. Staff support this, as this will allow hotels, motels, or motor inns on more parcels within the downtown, potentially increasing the number of visitors to the downtown.

B. Official Community Plan (OCP) Bylaw 1378

As per the Official Community Plan adopted by Council, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?
This development could net out two Community Land Use & Growth Management goals:
 - *Compact, connected, and walkable built environment; and*
 - *Economic and community development*
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
This updated definition of hotel, motel or motor inn is rigid but provides better regulation moving forward, while the decrease in parcel size is flexible and provides more opportunities for development on smaller parcels.
3. Will it provide a good return on investment?
This proposal will encourage development in the downtown core.

C. Attachments:

- Bylaw No.1573, 2024

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



THE DISTRICT OF HOPE

BYLAW NO. 1573

A bylaw to amend the District of Hope Zoning Bylaw 1324

WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw 1324, 2012 by making changes to the definition of hotel, motel or motor inn to provide clarity and to relax the minimum lot area for a hotel, motel or motor inn in a specific zone;

NOW THEREFORE the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as the “**District of Hope Zoning Amendment Bylaw No. 1573, 2024**”.

ENACTMENT

2. That SECTION 2.0 DEFINITIONS be amended to add the following red text to the definition:

HOTEL, MOTEL OR MOTOR INN means a *building* or buildings containing sleeping units primarily for temporary accommodation **with an on-site overnight caretaker** which may include without limiting the generality of the foregoing an office with a public register, *restaurant*, banquet room, *liquor primary use*, meeting rooms, indoor recreation facilities, *convenience store* or *specialty retail store*.

3. That SECTION 11.1 DOWNTOWN COMMERCIAL (CBD) ZONE, be amended to read:

11.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *hotel, motel or motor inn* shall be ~~1,000 square metres (~10,760 square feet)~~ **550 square metres (~5920 square feet)**.

Read a first and second time this XX day of XXXXX, 2024.

Advertised in the Hope Standard Newspaper on the XX and XX days of XXXXX, 2024.

Public Hearing held on the XX day of XXXXX, 2024.

Read a third time this XX day of XXXXX, 2024.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1573, 2024
Page 1 of 1



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: February 2, 2024 **FILE:** LDP 30/23
Bylaws 1571 & 1572

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 12, 2024

SUBJECT: **RE-DESIGNATE AND REZONE THE PROPERTY AT
63010 FLOOD HOPE ROAD; KERR PROPERTIES 002 LTD.**

PURPOSE:

To obtain Council's authorization for staff to proceed with the legislative process to redesignate and rezone the property at 63010 Flood Hope Road to allow for a future light industrial development.

RECOMMENDATION #1:

THAT District of Hope Official Community Plan Amendment Bylaw No.1571, 2024 be given first and second readings in order to redesignate the land use designation in the Official Community Plan for the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial to Light Service Industry; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*; and

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1571, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations.

RECOMMENDATION #2:

THAT *District of Hope Zoning Amendment Bylaw No. 1572, 2024* be given first and second readings in order to rezone the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2); and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

ANALYSIS:

A. Rationale:

Proposal – The applicant is proposing to rezone the subject 44314 Sq Ft. (~1.02 acre) parcel from the Highway Commercial (C-2) Zone to Light/Service Industrial (I-2) in order to allow for a future multi-tenant light industrial building.



Background – The subject property is located in the Silver Creek area and has a single access and egress off of Flood Hope Road. The neighboring property, site of My Garage, is directly adjacent to this parcel to the west and south is zoned as Highway Commercial zone and is owned by the same owner. The applicant intends to construct a multi-tenant light industrial building.

Official Community Plan Amendment & Rezoning - The Land Use Designation amendment and potential rezoning is supported holistically by the Official Community Plan (OCP) through the community goals. The OCP Land Use Designation for the property is Highway Commercial and technically a Light/Service Industrial (I-2) Zone is not supported in accordance with the Table of Concordance; however, Council should consider that the available industrial lands are limited within the municipal boundaries and that additional industrial lands will need to be created. More broadly throughout the Lower Mainland, Metro Vancouver Regional District and Fraser Valley Regional District have both identified shortages of industrial land. In order for the rezoning to occur the Land Use Designation in the OCP needs to change to Light/Service Industry.

For an OCP, Section 475 of the *Local Government Act* states that during an amendment of the OCP we must consider whether consultation with one or more persons, organizations and authorities is required. Staff feels consultation with the Ministry of Transportation & Infrastructure, the Director of Finance regarding the financial impact and the Director of Operations to determine the impact on the Solid Waste Management Plan would suffice for this development.

The site is absent of both municipal sewer and municipal water. The applicant intends to connect the site to community sewer in the area and have a private on-site well for water.

Development Permits – For Council's purposes, if a successful rezoning is achieved, a Rail and Service Corridor Form and Character Development Permit will be required for the development. Further, a Development Permit Minor for Flood & Erosion will be required for the Surface Flow of the Silverhope Creek floodplain.

B. Official Community Plan (OCP) Bylaw 1378

From the OCP this proposal could address three aspects of a Hope's Industrial areas community goals:

- *“Are clean, attractive, and well-maintained;*
- *Contribute to the local economy;*
- *Minimize negative impacts on the natural environment and human health.”*

As per the OCP, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability?

This development on a micro-level moves Hope towards our vision and goals for success and sustainability.

Is it aligned with our OCP objectives and policies?

Yes, if the consideration is given to the specific use to be relative to Service Industrial it touches on the following:

- *To retain Industrial Lands to support local economic development.*
- *Support Light/Service Industry and Heavy Industry uses in designated areas.*
- *To encourage Light Industrial uses that help to diversify the local economy including light manufacturing, technology, transportation, and non-resource base uses.*
- *Support innovative methods for servicing Light Industrial developments.*

2. Is it a flexible platform for future steps towards our vision, goals and objectives?

This platform is rigid but a must do as it requires following the Local Government Act.

3. Will it provide a good return on investment?

From an industrial tax base perspective, it will provide a return on investment once the contemplated development has been rezoned. Furthermore, it provides the potential for new employment opportunities.

C. Attachments:

1. Location & Zoning Map Excerpt
2. OCP Land Use Map Excerpt
3. Floodplain & Erosion Map Excerpt
4. Colour Renderings
5. Highway Commercial (C-2) Zone
6. Light/Service Industrial (I-2) Zone
7. OCP & Zoning Amendment Bylaws 1571 & 1572

D. Property Information:

- 1) Civic Address: 63010 Flood Hope Road
- 2) Legal Description Lot B District Lot 53 Group 1 Yale Division Yale District
Plan 29463
- 3) PID Numbers: 004-307-542
- 4) Current Zoning: Highway Commercial (C-2)
- 5) OCP Designation: Highway Commercial

Prepared by:

Approved for Submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer

62720

AP-1

Yale Rd

NO PLAN

Canadian National Railway

Flood Hope Rd

62965

63011

MHP-1

63071

62780

63010

63030

63040



C-2

MHP-1

RU-1

62870

62890

62790

Trans-Canada Hwy

62600



L-1



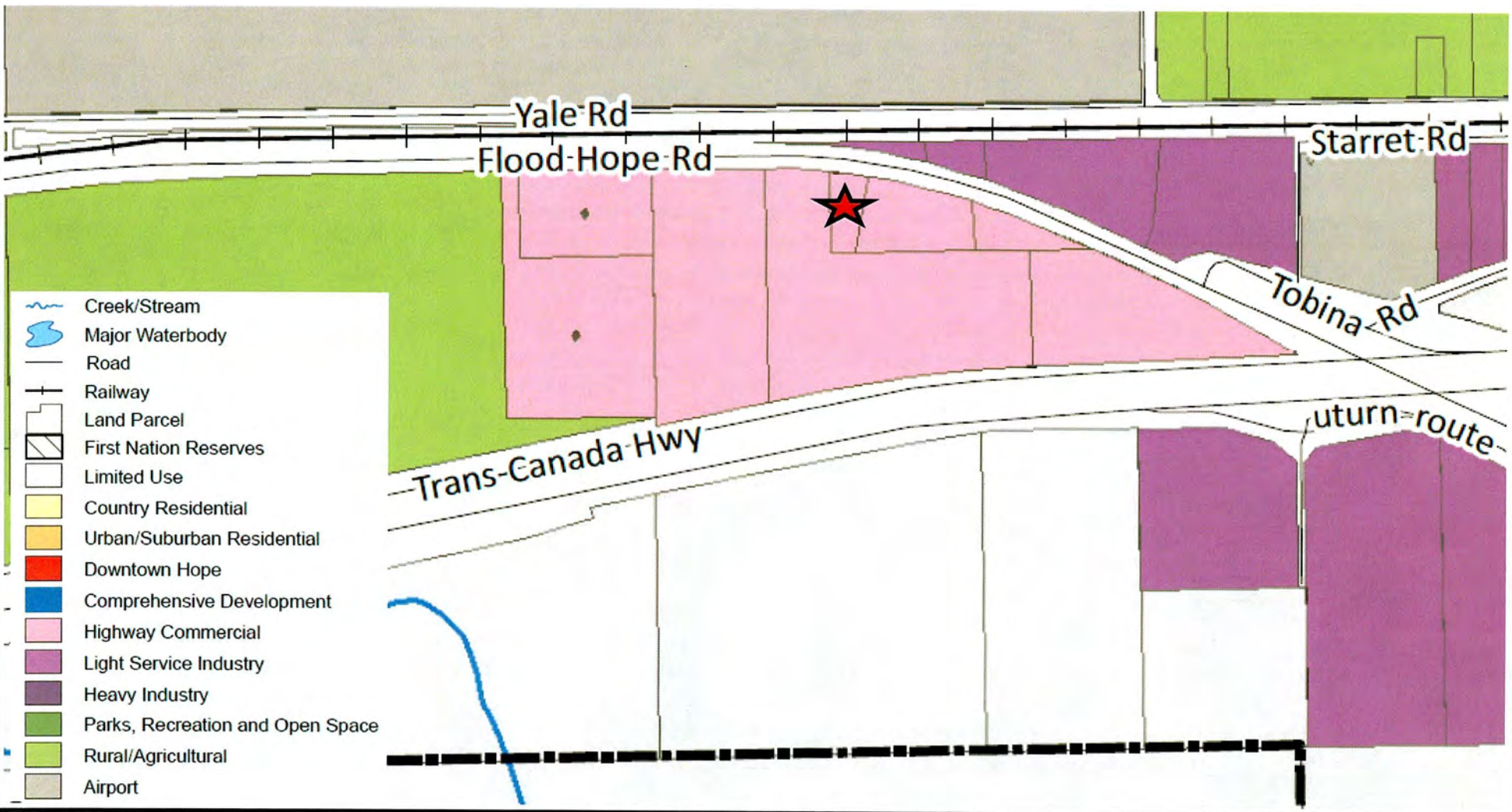
NO PLAN

NO PLAN

62900

63010 Flood Hope Road
Applicant: Kerr Properties 002 Ltd.

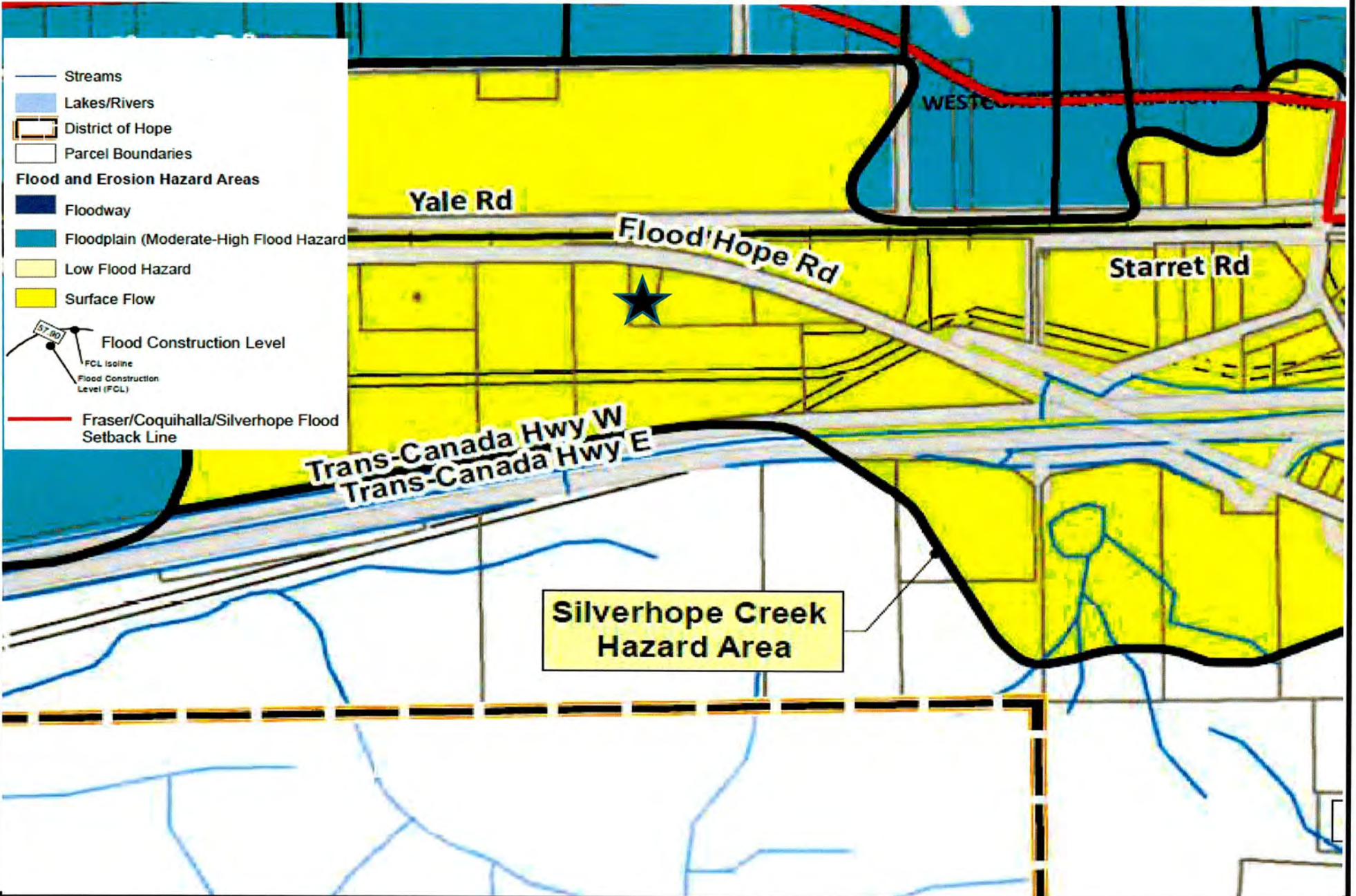
Location Zoning map excerpt



63010 Flood Hope Road
Applicant: Kerr Properties 002 Ltd.

CP Land Use Map Excerpt

- Streams
- Lakes/Rivers
- District of Hope
- Parcel Boundaries
- Flood and Erosion Hazard Areas**
- Floodway
- Floodplain (Moderate-High Flood Hazard)
- Low Flood Hazard
- Surface Flow
- Flood Construction Level
- FCL Isoline
- Flood Construction Level (FCL)
- Fraser/Coquihalla/Silverhope Flood Setback Line



63010 Flood Hope Road
Applicant: Kerr Properties 002 Ltd.

Floodplain & Erosion Map Excerpt



PERSPECTIVE VIEW LOOKING SOUTH



PERSPECTIVE VIEW LOOKING NORTH WEST



PERSPECTIVE VIEW LOOKING SOUTH WEST

63010 Flood Hope Road
KHH FLOOD HOPE MULTI INDUSTRIAL BUILDING
KING HOE HOLDINGS LTD.



11.3 HIGHWAY COMMERCIAL (C-2) ZONE

11.3.1 PURPOSE

- .1 The purpose of this *zone* is to identify areas adjacent to major routes of travel or scenic and recreational features for the location of commercial *uses* catering to tourists and the travelling public.

11.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
 - a) Building supply and lumber yard;
 - b) Bus depot and taxi office;
 - c) Car wash;
 - d) *Convenience store*;
 - e) *Entertainment facility*;
 - f) *Financial institution*;
 - g) *Liquor primary use*;
 - h) *Mini-storage facility*;
 - i) *Motel or motor inn*;
 - j) *Nursery*;
 - k) *Outdoor recreation*;
 - l) *Public market*;
 - m) *Restaurant*;
 - n) *Service station*;
 - o) *Specialty retail*;
 - p) *Tourist information booth*;
 - q) Towing operation and associated *vehicle* storage;
 - r) *Truck stop*.
 - s) *Vehicle* sales or rental operation;
 - t) *Vehicle* service or repair.
- .2 The following shall be permitted as *accessory uses* (AM#1352):
 - a) *Accessory buildings or structures*;
 - b) *Commercial vehicle* storage;
 - c) One or more *dwelling units* accessory to any of the principal uses permitted in this zone; AM#1352)
 - d) One *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* only;
 - e) *Outdoor storage*.

11.3.3 CONDITIONS OF USE

- .1 A *mini-storage facility* shall:
 - a) be completely enclosed within a *building*;
 - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .2 All individual storage units within a *mini-storage facility* shall have:

- a) direct access at the ground level and a maximum interior height of 3.5 metres (~11 feet); and
 - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 *Commercial vehicle storage* as an *accessory use* shall:
- a) be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface;
 - b) not exceed a maximum *site coverage* of 25% of the *parcel*; and
 - c) not be permitted in the *front yard* of a *parcel*.
- .5 The *floor area* of a *convenience store* as an *accessory use* shall not exceed 140 square metres (~1,506 square feet).
- .6 A *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* may be located on the ground floor but shall be located within the same *building* as the *mini-storage facility, motel or motor inn*. (AM#1352)
- .7 All *accessory dwelling units*, except those associated with a *mini-storage facility, motel or motor inn*, shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls. (AM#1352)

11.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
- a) 1,000 square metres (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) whichever is greater.

11.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table (AM#1352):



HIGHWAY COMMERCIAL (C-2) ZONE

Site Coverage, Building Height and Setbacks for Highway Commercial (C-2) Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35%	
Maximum Building Height	15 metres (~49.5 feet) (AM#1352)	10 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

11.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.3.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

This summary of the subject zone is provided as a quick reference for those seeking information about land use and development in Hope. While every effort has been made to ensure its accuracy, you are advised to consult the full text of the Zoning Bylaw, and other relevant documents, before optioning, buying, or selling land, or making financial commitments related to these matters.

12.2 LIGHT/SERVICE INDUSTRIAL (I-2) ZONE

12.2.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate lands suited for light or service industrial *use* located south of Downtown Hope or in site specific locations along transportation routes, either within an enclosed *structure* or in an open area under conditions designed to minimize conflicts with surrounding areas.

12.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
- a) Auction sales and storage;
 - b) Beverage bottling and distribution;
 - c) Building supply and lumber yard;
 - d) Bulk fuel, heating oil and propane storage and distribution;
 - e) Car wash;
 - f) Cartage, delivery and moving service;
 - g) Cold storage plant and frozen food locker;
 - h) *Commercial vehicle storage*;
 - i) Equipment sales, service and rental;
 - j) Household and other small appliance sales and service;
 - k) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
 - l) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;
 - m) Log house construction;
 - n) Manufacturing and storage of pavement and concrete products;
 - o) *Mini-storage facility*;
 - p) Printing, publishing and allied trades;
 - q) Public works yard and related storage;
 - r) Recycling depot accepting, storing and processing solid waste products;
 - s) Towing operation and associated *vehicle* storage;
 - t) Truck terminal, bulk loading and storage facility;
 - u) *Truckstop*;
 - v) *Vehicle* sales or rental operation
 - w) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting;

- x) *Veterinary clinic;*
 - y) *Warehousing;*
 - z) *Wholesaling providing for the selling of goods in relatively large quantities within a *building* to retailers for resale to consumers;*
 - aa) *Workshop and yard for construction companies and trade contractors.*
- .2 The following shall be permitted as *accessory uses*:
- a) *Accessory buildings or structures, including, without limiting the generality of the foregoing, materials handling equipment, scales and storage buildings.*
 - b) *Commercial vehicle storage;*
 - c) *Office accessory to the operation of any of the *principal uses* permitted in this zone;*
 - d) *One family residence;*
 - e) *Outdoor storage;*
 - f) *Restaurant.*

12.2.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.
- .3 A *mini-storage facility* shall:
- a) be completely enclosed within a *building*; and
 - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .4 All individual storage units within a *mini-storage facility* shall have:
- a) direct access at the ground level and a maximum interior height of 3.3 metres (~11 feet); and
 - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .7 Excluding a mini storage facility, the *one family residence* shall be located behind the *principal use*.
- .8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .9 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).
- .10 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.

- .11 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .12 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square metres (~753 square feet).

12.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 930 square metres (~10,005 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- 2. The minimum frontage of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 metres (~66 feet) whichever is greater.

12.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table: (AM#1352)

Site Coverage, Building Height and Setbacks for I-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No Maximum	
Maximum Building Height	12 metres (~39.5 feet)	12 metres (~39.5 feet)
Setback Required from:		
Front Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Rear Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* zoned Light/Service Industrial (I-2) adjoins or abuts a *parcel* in an Industrial Zone, the *rear lot line* or *interior side lot line setbacks* do not apply.
- .3 Where a Light/Service Industrial (I-2) Zone adjoins or abuts a Residential Zone, all *buildings* and *structures* in the I-2 Zone shall be *setback* a minimum of 7.5 metres (~25 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

12.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.2.7 SPECIAL REGULATIONS

- .1 Bulk fuel, heating oil and propane storage and distribution *buildings or structures* shall be approved by the Fire Commissioner pursuant to the Fire Services Act and regulations thereto.

This summary of the subject zone is provided as a quick reference for those seeking information about land use and development in Hope. While every effort has been made to ensure its accuracy, you are advised to consult the full text of the Zoning Bylaw, and other relevant documents, before optioning, buying, or selling land, or making financial commitments related to these matters.

A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1378

Whereas the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw No. 1378, 2016 by re-designating certain lands;

Now therefore the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Official Community Plan Amendment Bylaw No. 1571, 2024***”.

ENACTMENT

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

Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463;
PID 004-307-542

with the civic address of 63010 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-designated from Highway Commercial to Light/Service Industry and Map 2 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first and second time this XX day of XXXXX, 2024.

Advertised in the Hope Standard Newspaper XXXX, 2024 and XXXX, 2024.

Public Hearing was held this XX day of XXXX, 2024.

Read a third time this XX day of XXXX, 2024

Received Ministry of Transportation & Infrastructure approval this XX day of XXXX, 2024.

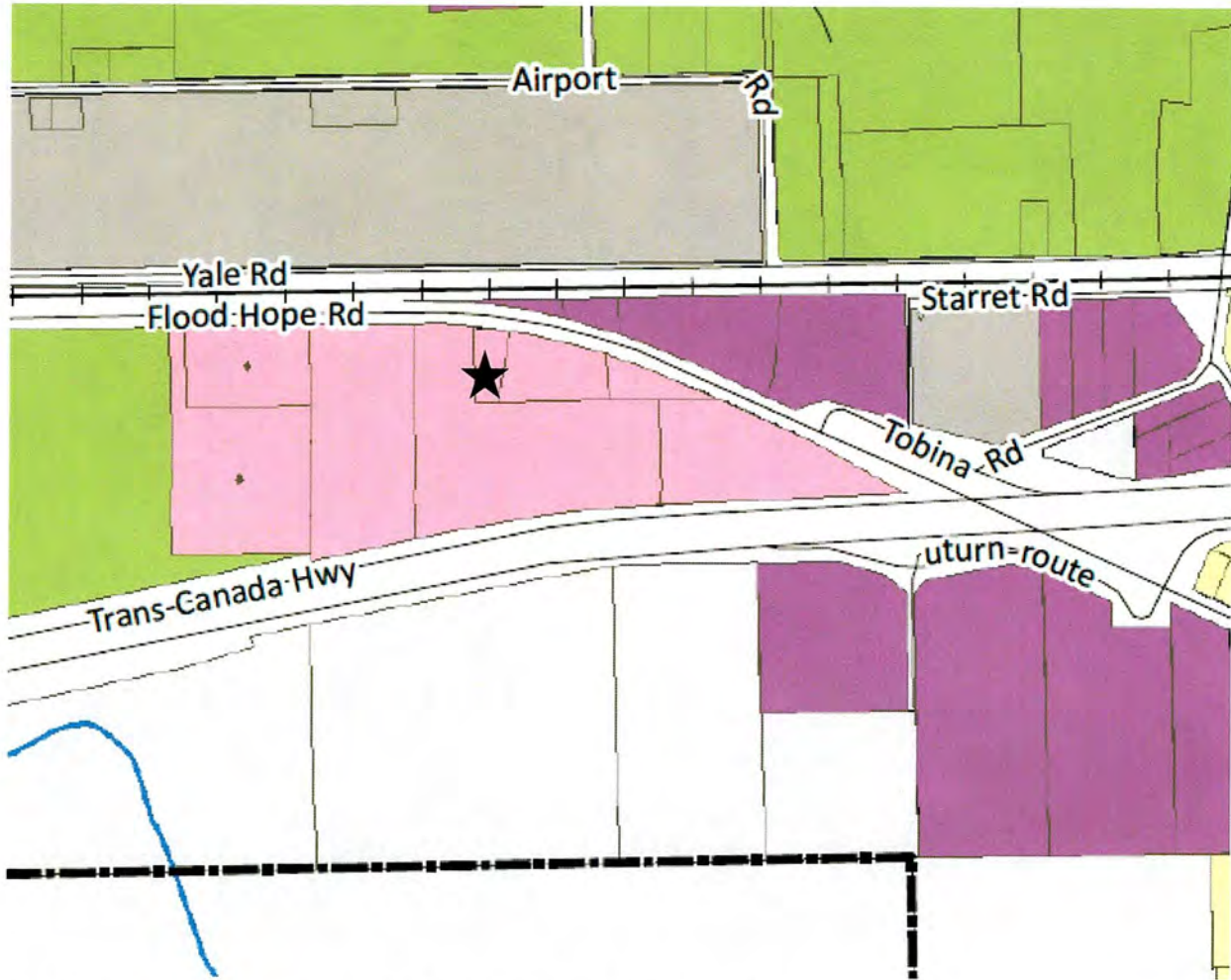
Adopted this XX day of XXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1571
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★

FROM: HIGHWAY COMMERCIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1571, 2024"

Mayor

Director of Corporate Services

A Bylaw to amend the District of Hope Zoning Bylaw 1324, 2012

WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw No. 1324, 2012 by rezoning a certain parcel of land;

Now therefore the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Zoning Amendment Bylaw No. 1572, 2024***”.

ENACTMENT

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

Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463;
PID 004-307-542

with the civic address of 63010 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from from Highway Commercial (C-2) to Light/Service Industrial (I-2) and the Zoning Map Schedule “B” of the District of Hope, Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first and second time this XX day of XXXXX, 2024.

Advertised in the Hope Standard Newspaper XXXX, 2024 and XXXXX, 2024.

Public Hearing was held this XX day of XXXX, 2024.

Read a third time this XX day of XXXX, 2024

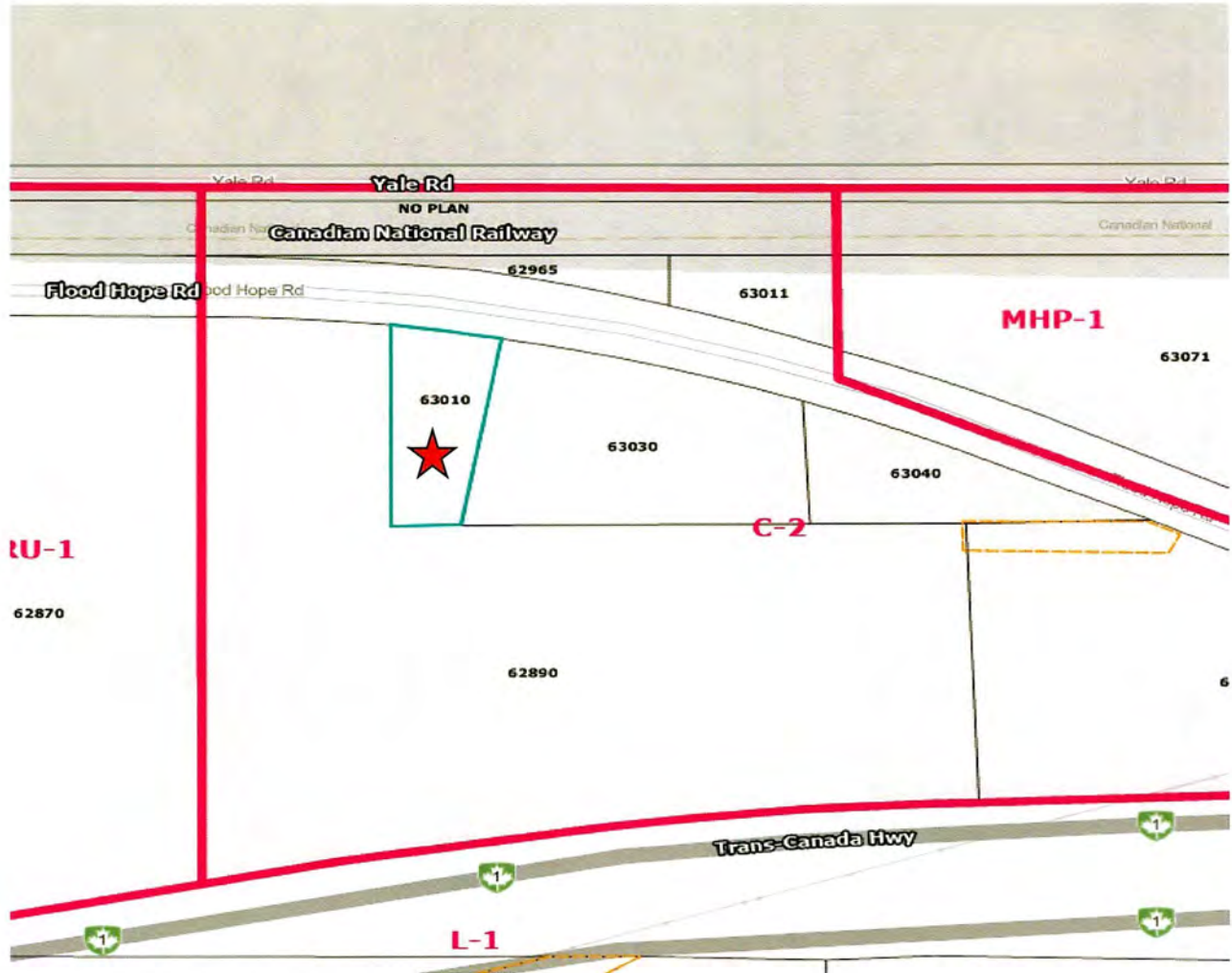
Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1572
SCHEDULE "A"
ZONING AMENDMENT MAP



SUBJECT PROPERTY: 

REZONED FROM: Highway Commercial (C-2)

TO: Light/Service Industrial (I-2)

This is Schedule "A" attached to and forming part of the ***"District of Hope Zoning Amendment Bylaw No. 1572, 2024."***

Mayor

Director of Corporate Services
Official Community Plan Amendment Bylaw 1572, 2024
Page 2 of 2

1. Letter dated January 19, 2023 from the Regional District of Nanaimo re: Legislative Reform Initiative Update.
2. Letter dated January 26, 2024 from the District of Sicamous re: Support for Bill-34.
3. Letter dated January 29, 2024 from the Union of BC Municipalities re: 2021 Strengthening Communities' Services – Strengthening Hope.
4. Letter dated January 31, 2024 from the City of Abbotsford re: Support for Resolution – 2023 Pathway to Hope.
5. Letter dated February 1, 2024 from Enbridge re: Westcoast Energy Inc. – Sunrise Expansion Program – Project Update.
6. News Release dated January 22, 2024 from the Office of the Premier and the Ministry of Energy, Mines and Low Carbon Initiative re: B.C. grows critical minerals sector, sustainable jobs.
7. Information Bulletin dated January 23, 2024 from the Ministry of Agriculture and Food and Agriculture and Agri-Food Canada re: Canada, B.C. help farmers, ranchers prepare for extreme weather.
8. News Release dated January 25, 2024 from the Ministry of Forest and the Ministry of Emergency Management and Climate Readiness re: Enhanced wildland firefighter recruitment underway.
9. News Release dated January 25, 2024 from the Office of the Premier and the Ministry of Mental Health and Addictions re: Record expansion of treatment options will support more people with addictions.
10. News Release dated January 26, 2024 from the Ministry of Jobs, Economic Development and Innovation and Pacific Economic Development Canada re: Agritech projects plant seeds for B.C. job growth, food security.
11. News Release dated January 26, 2024 from the Office of the Premier, the Ministry of Education and Child Care, and the Ministry of Attorney General re: B.C. launches concrete actions to keep kids safe, healthy.
12. News Release dated January 26, 2024 from the Ministry of Health re: Province names new seniors advocate.
13. News Release dated January 29, 2024 from the Ministry of Post-Secondary Education and Future Skills re: B.C. strengthens quality standards for international education.
14. News Release dated January 29, 2024 from the Ministry of Housing and the City of Nanaimo re: B.C., Nanaimo collaborate to address homelessness.
15. News Release dated January 29, 2024 from the Ministry of Forests re: B.C. supports growth in local wood manufacturing.
16. News Release dated January 30, 2024 from the Ministry of Housing re: Secondary suite program expands, adds housing in 15 regional districts.
17. Information Bulletin dated January 30, 2024 from the Ministry of Municipal Affairs re: BC Stats report confirms growing population.

18. News Release dated January 31, 2024 from the Ministry of Post-Secondary Education and Future Skills re: New pilot project trains workers to mitigate wildfires.
19. News Release dated January 31, 2024 from the Ministry of Housing re: Additional rent-back funding will benefit more people.
20. Information Bulletin dated February 1, 2024 from the Ministry of Labour re: Panel appointed to review Labour Relations Code.
21. News Release dated February 1, 2024 from the Ministry of Mental Health and Addictions re: B.C. updates access to life-saving medication for people at risk of toxic drug poisoning.
22. Information Bulletin dated February 1, 2024 from the Ministry of Water, Land and Resource Stewardship re: B.C. responds to first cases of chronic wasting disease in deer.
23. News Release dated February 1, 2024 from the Ministry of Health, Fraser Health, the Fraser Salish Regional Caucus, and the Metis Nation BC re: Renewed partnership improves health, wellness for Indigenous Peoples.
24. News Release dated February 2, 2024 from the Ministry of Emergency Management and Climate Readiness re: People in B.C. encouraged to stay avalanche aware.



January 19, 2024

Re: Legislative Reform Initiative Update

Dear Local Government Colleagues:

On September 21, 2023, the Regional District of Nanaimo (RDN), Alberni-Clayoquot Regional District, Fraser Valley Regional District (City of Chilliwack), and Don Lidstone, K.C., hosted an interactive, discussion-based panel session (Legislative Reform Initiative) focused on reform of the *Local Government Act (LGA)* at the UBCM Annual Convention in Vancouver. While the lack of powers for regional districts in the *Act* was a major spark for this initiative, the session was intended for both municipal and regional district officials because many aspects of municipal operations are contained in the *LGA* and municipal issues with the *Act* have been the subject of numerous UBCM resolutions over the years. Similar workshops have been held previously at the Association of Vancouver Island and Coastal Communities' Annual Conventions in 2022 and 2023. Approximately 80-85 people attended the September 2023 UBCM session, indicating a broad interest in this evolving topic.

Concerns about the dated *Local Government Act* have been widespread for some time among local governments. Although the Ministry of Municipal Affairs has made significant incremental changes in the legislation over time, without a comprehensive modernization of the *LGA* regional districts are left without sufficient tools or authority to meet expanding responsibilities or to legislate in key areas in comparison with municipalities. Moreover, the evolving social, political, and economic environments that both municipalities and regional districts operate within, such as climate change, environmental stewardship, and a recognition of the importance of First Nations' participation in regional governance, should be reflected in updated and modernized legislation. A key component of our discussions is that any additional powers or tools granted to local government are opt-in so that local governments can choose to implement tools based on what is best for their area.

The goals of the September 2023 UBCM interactive panel session were:

- to provide context and background about the Legislative Reform Initiative
- to discuss whether to proceed with the Legislative Reform Initiative
- to discuss options for the best path forward to steer the process

Prior to the session, the Ministry of Municipal Affairs provided some background information and several questions to consider during the group's discussion. This material was useful and very much appreciated.

The RDN committed to sending UBCM members a "What We Heard" document summarizing discussion at the session and next steps. We are attaching that document to this letter for your information, as well as the material provided by the Ministry of Municipal Affairs that was considered as part of the September 2023 panel discussion at UBCM. In addition, we are attaching the slide deck presented at the UBCM session.

We encourage other local governments to participate in this important initiative. As indicated in the “What We Heard” document, the RDN is currently following up with UBCM on the possibility of requesting that the UBCM Executive form a working group on this topic. Having letters of support from local governments across the province would be helpful in demonstrating interest. Should you wish to send a letter of support, have any questions, or wish to share examples of legislative challenges stemming from the *Local Government Act*, please contact RDN Chief Administrative Officer Douglas Holmes at dholmes@rdn.bc.ca.

Sincerely,



Vanessa Craig
Chair, Regional District of Nanaimo

Encl.

LEGISLATIVE REFORM INITIATIVE: NEXT STEPS
UBCM ANNUAL CONVENTION, September 21, 2023
Summary of Session and What We Heard

SUMMARY OF SESSION

On September 21, 2023, the Regional District of Nanaimo, Fraser Valley Regional District (City of Chilliwack), Alberni-Clayoquot Regional District, and Don Lidstone, K.C., hosted an interactive, discussion-based session on legislative reform. The session was intended for both municipal officials as well as regional district officials because many aspects of municipal operations are contained in the *Local Government Act*.

The goals of the session were:

- to provide context and background about the Legislative Reform Initiative
- to discuss whether to proceed with the Legislative Reform Initiative
- to discuss options for the best path forward to steer the process

The Ministry of Municipal Affairs provided background and several questions to consider during the group's discussion (Attachment 1).

Approximately 80-85 people attended the session, indicating a broad interest in this evolving topic.

Concerns with the dated *Local Government Act* include restrictions on taxation and revenue sources, complexities in establishing services, and the lack of provisions in comparison with Section 8 of the *Community Charter* which gives municipalities powers to regulate, prohibit, and impose requirements by bylaw without provincial approval or establishing bylaws. Regional districts are limited in their legislative authority in comparison with municipalities in several key areas such as business licensing authority (which the province is now addressing as part of its efforts around short-term rental housing), subdivision approval, regulation of fireworks discharge, parking enforcement, tree management, and taxation and funding models. Further, social, political, and economic environments that local governments operate within continue to evolve in areas such as climate change, environmental stewardship, and a recognition of the importance of First Nations' participation in regional governance. These realities should be reflected in a modernized legislative framework.

During the session, Slido polls were used to conduct two "straw polls" of the participants, on these questions: 1) whether or not to proceed with the Legislative Reform Initiative, and 2) whether a UBCM working group or a joint local government project is the best path forward to steer the process.

The majority of participants indicated support for the Legislative Reform Initiative, and indicated their preference would be for a UBCM working group to steer the initiative. These polls were conducted to gain a sense of the sentiments of the session participants only, and are not assumed to represent the views of the UBCM membership as a whole.

WHAT WE HEARD

WHY A COMPREHENSIVE MODERNIZATION EFFORT IS NEEDED

- The Ministry of Municipal Affairs has made important incremental changes in the legislation over time, but a more comprehensive modernization project is needed.
- Extensive downloading of responsibilities from the Province to local governments has exacerbated the problems local governments face; outdated legislation prevents local governments from addressing these issues effectively.
- Over 90% of the province is rural and is not under the *Community Charter*; these areas should not be governed by legislation that was drafted in 1966.
- Regional districts and municipalities have restricted powers where they have delegated authority only, are not constitutionally protected, and have few tools or resources to address local problems.
- Particular challenges with the *Local Government Act* (LGA) raised by participants at this session:
 - responding effectively to emergencies and natural disasters
 - taking measures to mitigate the effects of climate change
 - dealing with old infrastructure and the ability to fund these projects solely through property taxes
 - population growth and migration from cities during the pandemic is rapidly changing the character of rural areas; incoming residents have higher expectations for services
 - incorporation should not be the only other governance option for rural areas; there should be an intermediate step available
 - Electoral Areas lack power and resources
 - business licensing authority¹ and subdivision approval are difficult for regional districts
 - small municipalities and regional districts are unable to fund necessary projects costing millions, such as recycling, dikes, etc., to continue to provide the quality of life that residents cherish in these communities.

CONSIDERATIONS FOR PURSUING LEGISLATIVE REFORM RAISED AT THIS SESSION

- The background and questions provided by the Ministry of Municipal Affairs were very helpful in this discussion.
- Need to identify and list specific, concrete, local community issues and distill them from a 10,000-foot level to provide the Ministry of Municipal Affairs with evidence for the need to modernize the *Local Government Act*.
- Legislative reform should be viewed as supporting the Province, not in conflict with the Province.
- The Ministry of Municipal Affairs should be involved from day one.
- The Ministry should provide funding for this initiative's research and policy work, as they have done for the Northwest Benefits Alliance.

¹ The Province is addressing this as part of its efforts around short term rental housing. Amendments to the *Local Government Act* allow Regional Districts to regulate and licence short-term rentals and other businesses in similar ways to municipalities [see link](#)

- What is working well in the legislation should be left as is.
- If legislative reform is successful in providing new powers and tools for local governments, that does not mean all local governments must use them.
- Islands Trust has an even smaller toolbox than municipalities and regional districts.
- Metro Vancouver has excellent models and best practices, especially in the area of climate change; we can borrow good ideas.
- Local governments need a legislative framework that recognizes the importance of, and facilitates working together with, First Nations in a respectful, effective, and inclusive manner.
- When First Nations participate at the Board level, it changes the conversation and the votes. Local governments often are not well informed regarding Indigenous rights and title.
- The inclusive governance goals in UNDRIP legislation and provincial action plans can be reinforced and worked on concurrently with the Legislative Reform Initiative.
- Need to consider 7 generations into future when modernizing the LGA.
- Planning and land use issues should not be included in this initiative.
- Several participants stressed the need to draft a new charter rather than revise portions of the LGA in a continuation of the “band aid” approach.
- Area associations of UBCM should be included in the conversation.
- A retired CAO or Chair could be a primary resource person for this project, conducting research and policy work and keeping the project on track.

DECIDING WHETHER TO PROCEED WITH THE LEGISLATIVE REFORM INITIATIVE

- **Slido poll #1:** Is there an interest in proceeding with the Legislative Reform Initiative? (96% yes, 4% no)

OPTIONS FOR STEERING AND MANAGING THE LEGISLATIVE REFORM INITIATIVE

Option 1: UBCM Executive could form a working group on legislative reform, comprised of representatives from municipalities, regional districts, First Nations, UBCM, and ministerial staff

Option 2: This could be structured as a joint local government project, with local governments contributing funding to form a working group on legislative reform, comprised of representatives from municipalities, regional districts, First Nations, UBCM, and ministerial staff

Considerations for Option 1:

Pros:

- UBCM has an efficient network, broad reach, consistency, research capacity, and impact with the province.
- UBCM can be representative.
- UBCM has already been doing some work on legislative reform, and has experience.
- UBCM can allocate resources if legislative reform is identified as a priority.
- Reporting back will happen at UBCM.

Cons:

- Last UBCM working group report in 2010 did not meet expectations.
- Some uncertainty on the part of some participants as to how a UBCM working group functions.
- A UBCM working group may be more distant from local governments than is ideal.

Considerations for Option 2:

Pros:

- May insulate the project from getting sidetracked, if the Province does not assist with resources for UBCM.
- With a group of passionate people committed to working together on the project, the Legislative Reform Initiative may not need UBCM.

Cons:

- Challenges with resources and capacity: initiative will require significant buy-in and continued long-term commitment from local governments in terms of funding and staff time.
- Difficult to achieve forward momentum “off the side of the desk”.
- The complex coordination required for the project will be a challenge.

➤ Slido poll #2:

- **Option 1:** UBCM Executive forming a working group (85% in favour)
- **Option 2:** Joint local government project (15% in favour)

NEXT STEPS

- A “What We Heard” document summarizing the session will be distributed to UBCM members.
- It is noted that although there was significant enthusiasm for the initiative, including from areas outside the AVICC region, some representatives indicated they would like additional information on the initiative.

UPDATE: December 2023

Following the UBCM Annual Convention, Douglas Holmes, CAO of the Regional District of Nanaimo had the opportunity to discuss the Legislative Reform Initiative and the September 21, 2023, interactive panel session with Gary Maclsaac, Executive Director, UBCM. Mr. Maclsaac is in the process of seeking direction on this matter from the President’s Committee.

Attachment 1: Ministry of Municipal Affairs background and discussion questions

Background and Discussion Questions

The Ministry of Municipal Affairs (MUNI) is committed to listening to local governments about their evolving needs and how the existing legislated framework accommodates new responsibilities and challenges. Much of the legislative agenda sponsored by MUNI in recent years has responded to critical local government needs uncovered as a result of the pandemic and in response to UBCM resolutions. The development of legislative change is a lengthy, complex, and resource intensive process. Therefore, it must be rooted in and supported by a clear gap in existing tools and authorities to fix an identified problem that the current legislation or other tools don't resolve. The mere desire for regional district (RD) legislation alone needs to be tested against a real need, with a clear path on policy development for the province to consider.

Government Priorities

The province has been clear in its priorities and focus on pressing issues of affordability and housing supply – allocating significant resources from both the Ministry of Housing and MUNI to initiatives in this space. That scarce allocation is determined by elected decision makers. The priority on affordability and housing supply also presents an opportunity and recognizes that issues of housing availability and affordability are not just urban issues – and that there is a role for regional approaches to support this work that may require new thinking of how RDs are better able to participate in solutions that will have direct implications for RD regulatory authorities.

In addition, MUNI along with other agencies and ministries, are working on other initiatives that have a direct impact on RD authorities, these include:

- The local government financial review working group, made up of staff from the province and UBCM, where work has been underway to review the local government finance system in B.C., analyzing the recommendations in the 2021 UBCM report, and discussing matters of mutual interest;
- Inclusive regional governance to explore First Nations' interests on RD boards (explore issues such as geographic implications/boundaries of the current RD system and alignment with First Nation territories, election mechanics, and service provision);
- Consideration of business licensing and enforcement authorities for RDs, as previously requested by RDs.

Discussion questions – Are there specific RD challenges and legislative concerns that align with the current provincial priorities? What are the clearly defined problem statements/lack of authority for RDs not already accommodated for?

Other Approaches and Tools

In the past, RD officials have expressed a range of concerns such as lack of regulatory authority – in some cases the authorities in question may exist or it may be facilitated through regulation (recent examples include fireworks and source separation regulations). Other identified concerns relate to some of the fundamental foundations of RD structures and principles – such as the principle that cost-recovery for services being matched with the beneficiaries of the service, or the unique ability of RDs to balance rural and urban interests. Any changes contemplated need to be evidence-based and targeted

and not be change for “a nice to have” versus a particular business or governance need for which a policy rationale exists and no other tools exist.

Discussion questions – given the inherent flexibility in the RD system, are there other tools or approaches that may address challenges that could support RDs in the absence of legislative changes?

Process for further engagement

Given the key and pressing priorities that the province is currently engaged on (e.g., housing and homelessness, climate change and emergency planning, health, and the opioid crisis) there are practical considerations about how the local government system (including municipalities and RDs) will partner and collaborate with the province to address these issues. MUNI remains committed to understanding the broad views and perspectives of local government officials (both regional and municipal) across BC on the issues facing their regions and communities including the need for legislative change. We will take under consideration the results of this session.

Discussion questions – Have inclusive, broad meaningful conversations about RD outcomes and authorities occurred across all RDs? And have those been shared with MUNI? How will RDs organize themselves to ensure that all voices will be heard?

Legislative Reform Initiative: Next Steps

FOR INFORMATION CORRESPONDENCE

To log into Slido for this session:

Join at slido.com
Enter code: #UBCM1

In Slido, please tell us where you are from and whether you are an EA Director or from a municipality.

Agenda

FOR INFORMATION CORRESPONDENCE

2:30-2:40

Welcome/introductions/objectives of session

2:40-3:40

Legislative Reform Initiative: A Summary

- Context and background
- Challenges with the Local Government Act
- 20 years of resolutions: a quick review
- Actions taken on this initiative
- Themes from previous sessions and discussions
- Priorities identified in previous discussions
- Background and questions from Ministry of Municipal Affairs
- Reflections from the panel and discussion
- **Decision: Is there an interest in proceeding with the leg reform initiative?**

3:40-4:20

Options for steering and managing the legislative reform initiative

- UBCM working group
- Joint local government project
- Other ideas
- **Decision: decide the best path forward to manage the initiative**

4:20-4:30

Conclusion/wrap up

Welcome and Introductions

- **Vanessa Craig**, Chair, Regional District of Nanaimo
- **John Jack**, Chair, Alberni-Clayoquot Regional District; Chief, Huu-ay-aht First Nation
- **Jason Lum**, Chair, Fraser Valley Regional District; Council Member, City of Chilliwack
- **Don Lidstone**, K.C., Managing Partner, Lidstone & Company

Objective of Today's Session

- Provide context and background about the Legislative Reform Initiative
- Decide whether to proceed with the Legislative Reform Initiative
- Decide the best path forward to steer the process

Legislative Reform Initiative: Context and Background

- Community Charter replaced Municipal Act 2003
 - Excellent piece of municipal legislation in Canada
- Local Government Act (LGA) created in 1966
 - Not overhauled in early 2000s as planned
- Comprehensive modernization of LGA has not been done
 - Accountabilities of RDs continuing to increase
 - RDs lack tools and authority to meet expanded responsibilities
 - Many aspects of municipal operations that need updating are in the LGA (planning)

Challenges with the Local Government Act

- Limits on legislative authority no longer supported by policy rationales
- Demographics/population growth/increased development/sparsely populated areas
- Business licensing, subdivisions, fireworks, parking, tree management
- Is such a distinction between authority of regional districts and municipalities still supportable?
- Revenue generation, models of taxation, funding for services – lack of flexibility in current paradigm

Challenges with the LGA (continued)

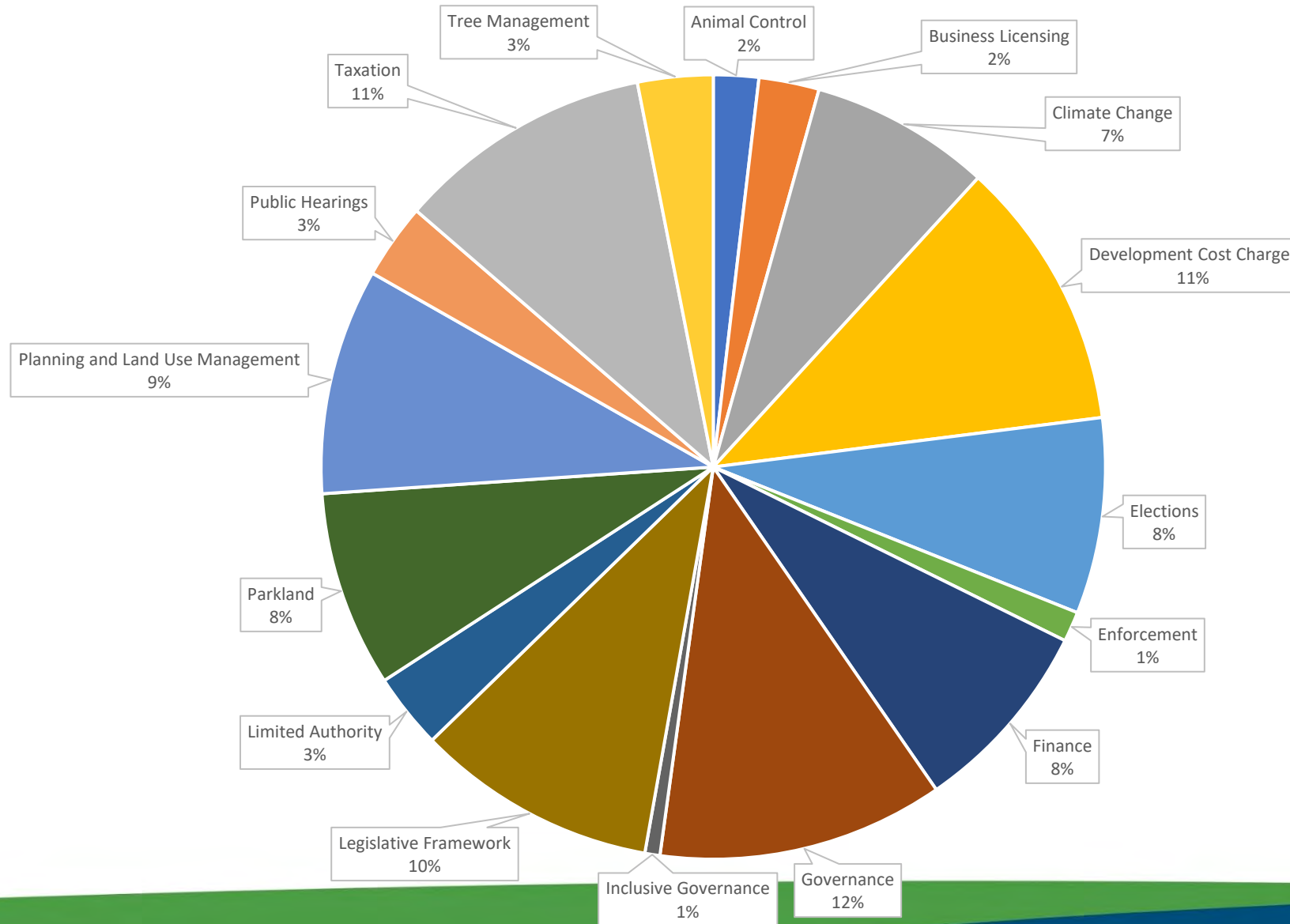
- Establishing services to optimize scale, cost distribution, fair participation
- Urban/rural friction
- Social, political, economic values have shifted significantly since legislation was drafted
- *The Province has implemented incremental legislative change over time - which is welcome and beneficial - but it is time for a comprehensive review and update.

20 Years of Resolutions: A Quick Review

- From 2003 to 2022, 161 endorsed resolutions specifically mentioned amending the Local Government Act. 34% were sponsored by regional districts. The rest are from municipalities.
- An additional 71 resolutions requesting an LGA amendment were submitted to UBCM for consideration and were either not endorsed or not admitted for debate.
- Of the 161 endorsed resolutions, three have called specifically for modernization of the LGA and one has called for the creation of a Regional District Charter.
- The 5 most common themes are:
 - Governance
 - Development Cost Charges
 - Taxation
 - Legislative framework
 - Planning and land use management

Resolutions At a Glance

FOR INFORMATION CORRESPONDENCE



Actions Taken on this Initiative

FOR INFORMATION CORRESPONDENCE

- **April 2021** – RDN initially presented this topic to Chair/CAO Forum for preliminary discussion
- **June 2021** – RDN and Don Lidstone hosted a half-day session with BC Chairs and CAOs to explore a collaborative effort to modernize the LGA
- **April 2022** - AVICC convention – RDN, ACRD and Don Lidstone hosted a 2-hour workshop with local governments to hear about areas needing reform, and to build support for interjurisdictional collaboration
- **September 2022** - RDN submitted resolution, endorsed by UBCM, proposing that UBCM work with Ministry and local government on this initiative

Actions Taken on this Initiative, cont'd

FOR INFORMATION CORRESPONDENCE

- **September 2022** – RDN and ACRD met with former Minister of Municipal Affairs Nathan Cullen to discuss moving project forward
- **March 2023** - Provincial response to RDN 2022 UBCM resolution on legislative reform received:
 - “The current framework mostly works well”
 - RDs can be innovative, creative in targeting issues
 - RDs should work with Ministry for tailored regulations
 - New tools/authorities must be based on a clear analysis
 - Consensus is needed for system-wide change
 - January 2022 “MOU on Local Government Financial Resiliency” (UBCM/Province) establishes a working group to review challenges

Actions Taken on this Initiative, cont'd

FOR INFORMATION CORRESPONDENCE

- **March 2023** – RDN again presented on this initiative to CAO Forum and Chairs/CAOs Forum to gather ideas and specific examples
- **April 2023** - RDN, ACRD and Don Lidstone hosted a second panel session at the 2023 AVICC Convention in Nanaimo, building on ideas from 2022 AVICC workshop and seeking guidance on how to move the project forward
- **September 2023** – UBCM Convention (Vancouver), RDN, ACRD, City of Chilliwack, and Don Lidstone hosting a third panel session, building on ideas from the April 2022 and April 2023 AVICC sessions, and seeking guidance on next steps, process and timeline, and priorities to be addressed

Themes from Previous Sessions and Discussions

- UBCM may be the most effective avenue for shepherding this initiative
- First Nations must be invited to be part of modernizing exercise
- A new legislative scheme should contemplate seven generations into the future; establish a framework responsive to future societal changes
- “Be careful what you wish for”: more authority may require more resources
- Ensure core task of modernizing legislation is not sidetracked by other issues
- RDs need more flexibility with revenue sources.
- Municipalities have authority to use fees to shape behaviour.

Themes from Previous Sessions and Discussions, cont'd

- Community amenity contributions should be addressed as part of this initiative
- Consultation with Boards, First Nations, stakeholders, developers, owners, citizens, Province is key
- Identify specific, concrete, local community issues to build ongoing grassroots pressure on local politicians
- Planning and land-use issues should not be included in this initiative
- Connect issues to ministerial mandates
- Capacity and resourcing (financial and staff time) will be major challenges for moving project forward

Priorities to Be Addressed:

Ideas from March 2023 Chair/CAO Forum

- Legislative Powers
 - Clarify respective powers of Mayor and Council
 - Amending legislation that provides the ALC with powers to supersede the OCP and RGS
 - Give local governments time to make those changes within the land use plan in the OCP and RGS
- Weighted Voting Structure
 - EA Directors outvoted by municipalities (Planning and Land Use Management)
 - Unfair voting practices on RD assets/service establishment bylaws and their taxation with limited and ineffective representation

Priorities to Be Addressed:

Ideas from March 2023 Chair/CAO Forum, cont'd

- Subdivision Approval
 - Maximum build-out to water availability to ensure sustainability. Water consumption needs to be met by raw water source without affecting other current infrastructure, forced to create potable water service
- Inclusive Governance
- Revenue Alternatives
 - Sales tax revenue alternatives, competing for grant funding
 - Ability to have additional revenue streams
 - Additional tools to meet residents' quality-of-life expectations

Priorities to Be Addressed: Ideas from March 2023 Chair/CAO Forum, cont'd

- Long-term Borrowing
 - For regulated infrastructure (water treatment) and essential services (sewer where there are health and/or environmental issues). Not requiring AAPs/referendums.
- Service Establishment – reduce complexity
- Business Licensing – enable RDs to have licensing
- Bylaw Enforcement – declared nuisances

Background and Questions from Ministry of Municipal Affairs

- Legislative reform is a resource-intensive process
- Need to demonstrate a clear gap in tools and authorities
- Must show a real need and a clear path
- Must be evidence-based and targeted
- Consider options other than legislative reform
- Provincial priority on affordability and housing supply presents urban/regional opportunities to participate in solutions

Background and Questions from Ministry of Municipal Affairs, cont'd

- Province has several other initiatives that impact regional district authorities (e.g., inclusive governance study, financial review working group, consideration of business licensing)
- Demonstrate how local government challenges align with provincial priorities
- Local government needs an effective process to organize this project and to enable broad, inclusive and meaningful consultation

Questions for Consideration from Ministry of Municipal Affairs

FOR INFORMATION CORRESPONDENCE

- Are there specific RD challenges and legislative concerns that align with the current provincial priorities? What are the clearly defined problem statements/lack of authority for RDs not already accommodated for?
- Given the inherent flexibility in the RD system, are there other tools or approaches that may address challenges that could support RDs in the absence of legislative changes?
- Have inclusive, broad, meaningful conversations about RD outcomes and authorities occurred across all RDs? And have those been shared with MUNI? How will RDs organize themselves to ensure that all voices will be heard?

Reflections from the Panel

Why this initiative is important...

Slido Poll:
Is there an interest in proceeding with
a legislative reform initiative?

YES

NO

Discussion: Options for Next Steps

- What process would be most effective to steer and manage this initiative?
 - UBCM working group
 - Joint local government-led project

A Refresher: Process Suggested at April 2023 AVICC Workshop

Option 1: UBCM Working Group

UBCM to manage this initiative; establish working group to steer the legislative review process:

- Working group comprised of reps from municipalities, regional districts, First Nations, UBCM, ministerial staff
- Research and policy work on the framework/approach to reviewing and modernizing the LGA
- Report back to UBCM membership in 2024 (if there is a resolution from the floor in 2023) or in 2025 (if resolution is submitted in 2024)
- Discuss pros and cons of this option (unified, centralized, broad reach, consistency, mechanisms in place)

Alternative Process To Consider

Option 2: Joint Local Government Project

Local governments could contribute funding to establish a working group to oversee the legislative review process.

- Working group possibly comprised of reps from municipalities, regional districts, First Nations, UBCM, ministerial staff
- Undertake research and policy work on the framework and approach to reviewing and modernizing the LGA
- Report back to UBCM membership? Local governments?
- Discuss pros and cons of this option (challenges with capacity, resources, complex coordination)

Slido Poll: Choose One Option

- Option 1: The Legislative Reform Initiative should be steered and managed by a UBCM Working Group.
- Option 2: The Legislative Reform Initiative should be steered and managed as a joint local government project.
- Option 3:

Conclusion and Wrap Up

- Action(s) depending upon results of today's polls
- RDN staff will follow up with a "What We Heard" document

Thank you!

District of Sicamous

446 Main Street
PO Box 219
Sicamous, BC
VOE 2V0

T: 250 836 2477
F: 250 836 4314
E: info@sicamous.ca
sicamous.ca



January 26, 2024

The Honourable David Eby, MLA
Premier of the Province of British Columbia
premier@gov.bc.ca

DELIVERED VIA EMAIL

Re: Support for Bill-34

Dear Premier,

District of Sicamous council would like to express its support for Bill 34 and the *Restricting Public Consumption of Illegal Substances Act*.

We are disappointed by the Supreme Court's decision to grant a temporary injunction against Bill-34, which would protect children and youth from being exposed to illicit drug use and impose fines on those who choose to use drugs openly in public parks, sports fields and beaches.

Council urges the Province to appeal the Supreme Court decision.

When decriminalization came into force, council saw that the pilot program lacked guardrails and undermined provincial legislation regulating the possession and consumption of alcohol, tobacco and cannabis in public spaces.

For Sicamous, it was important to ban drug use in our parks, aligning with existing prohibitions for smoking, alcohol and cannabis. We knew we had to keep parks safe and welcoming for families. Amending our parks regulation bylaw allowed the District to implement its own guardrails and we were pleased to see the Province taking a similar approach.

Public spaces should continue to be enjoyed and used for their intended purpose.

Decriminalization aims to reduce the stigma that prevents illicit drug users from accessing lifesaving supports and services. We fear decriminalization will not solve the toxic drug crisis. Many of us have either lost a friend or loved one from toxic drugs or know someone who has lost a friend or family member. The number of overdoses, the lives lost, in our Province is devastating.

Increased funding and immediate access to addiction supports and treatment beds are

needed to help individuals and families suffering from addiction.

When help is sought, and a glimmer of hope exists, it must be available at that moment for there to be healing and change.

Sincerely,



Colleen Anderson, Mayor
DISTRICT OF SICAMOUS

cc. Mel Arnold, MP North-Okanagan Shuswap
Greg Kylo, MLA Shuswap
B.C. Municipalities and Regional Districts



January 29, 2024

Mayor Smith and Council
District of Hope
Box 609
Hope, BC V0X 1L0

Reference: AP6897

Re: 2021 Strengthening Communities' Services – Strengthening Hope

Dear Mayor Smith and Council,

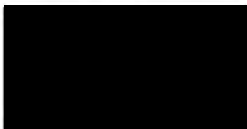
Thank you for providing a final report and financial summary for the above noted project. We have reviewed your submission and all reporting requirements have been met.

The final report notes a total eligible expenditure of \$278,601.00. Based on this, a payment in the amount of \$108,823.00 will follow shortly by electronic fund transfer. This represents final payment of the grant and is based on one hundred per cent (100%) of the total eligible reported expenditure minus the initial payment of \$169,778.00 provided in September 2021.

I would like to congratulate the District of Hope for undertaking this project and responding to the opportunity to support those experiencing unsheltered homelessness in their community.

If you have any questions, please contact 250-356-2947 or lgps@ubcm.ca.

Sincerely,



Jonas Woodrow, Program Officer, Local Government Program Services

The Strengthening Communities' Services program is funded by the Province of BC and the Government of Canada under the Safe Restart Agreement



Councillors

Les Barkman
Kelly Chahal
Patricia Driessen
Simon Gibson
Dave Loewen
Patricia Ross
Dave Sidhu
Mark Warkentin

January 31, 2024

File: 0530-003/0400-60

Via email

UBCM Member Municipalities

Dear UBCM Members:

Re: Support for Resolution

I am writing on behalf of Abbotsford City Council, requesting favourable consideration and resolutions of support for our proposed UBCM Resolution for additional detox beds to be added to the Fraser Health Region at the upcoming LMLGA Convention, in advance of the UBCM Convention this fall.

At the January 30, 2024 Council Meeting, City Council approved the following resolution:

WHEREAS the Province of BC, through their 2023 Pathway to Hope progress report committed to “eliminating gaps in the mental health care and substance use treatment system,” and to “building an integrated system of care that includes access to a full spectrum of treatment and recovery options” so that “no one falls through the cracks”¹;

AND WHEREAS the Fraser Health Region which covers nearly two million people in 20 diverse communities from Burnaby to Fraser Canyon has only one publicly funded facility that offers rapid access to detox with a total of 24 beds for both youth and adults which results in wait times for persons wishing to enter detox;

AND WHEREAS wait times for detox beds are a known barrier for those seeking the option of treatment for addiction when they are ready;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities lobby the provincial government in order to provide more funding to open detox centres in the Fraser Health Region where they are needed and where accessing existing ones would be difficult for individuals needing the service.

We look forward to, and appreciate your support on this matter.

Sincerely,



Ross Siemens
Mayor

c. Council members
Peter Sparanese, City Manager

¹ https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/mental-health-addictions/a_pathway_to_hope_progress_report.pdf



Westcoast Energy Inc.
3985 22nd Avenue
Prince George BC
V2N 1B7

February 1, 2024
VIA XPRESSPOST / E-MAIL

Dear Mayor Victor Smith,

District of Hope
Box 609
Hope, BC V0X 1L0

RECEIVED
FEB 05 2024
DISTRICT OF HOPE

Re: Westcoast Energy Inc. – Sunrise Expansion Program – Project Update

INTRODUCTION

Westcoast Energy Inc. (Westcoast), an Enbridge company, owns and operates British Columbia's (BC) major natural gas transmission infrastructure system, referred to as the Westcoast or BC Pipeline system, which transports processed natural gas to consumers throughout the province and to Alberta and the Pacific Northwest of the United States (U.S.). The Westcoast system is an interprovincial pipeline system with over 2,900 kilometers (km) of pipeline from near Fort Nelson in northeast BC and from Gordondale near the Alberta-BC border, south to the Canada-U.S. border at Huntingdon/Sumas.

Westcoast plans to apply to the Canada Energy Regulator (CER) in Q2 2024 for approval of the Sunrise Expansion Program (Project), a proposed expansion of the southern portion of the Westcoast system, starting from near Compressor Station (CS) 2B (Azouzetta) south to the Canada-U.S. border at the Huntingdon Meter Station (MS-16). The development of the application involves a robust environmental assessment process and engagement program, ensuring Indigenous, stakeholder and public involvement in identifying and addressing potential effects of the Project.

You are receiving this letter because you (or your organization) have been (or were previously) identified as potentially having an interest in the Project. This letter provides an update about the Project and a description of upcoming activities related to preparing the regulatory application.

PROJECT OVERVIEW

The Project includes the addition of pipeline looping, additional compression at select existing compressor station sites, and facility enhancements along the system, summarized below. The Project would provide approximately 300 million cubic feet per day (MMcf/d) of natural gas transportation capacity to meet natural gas demand in BC and the U.S. Pacific Northwest.

Project design is under development, and configuration of pipeline loops, compressor station modifications and additional compression requirements are subject to change. Westcoast is committed to providing additional details about the Project as they become available.

Pipeline looping

In order to increase transportation capacity, pipeline loops would be added along Westcoast's existing right-of-way. The Project design is expected to include a total of approximately 137 km of 42-inch pipeline looping in various segments along the existing system (see enclosed map), that will run parallel and largely be contiguous with the existing right-of-way to minimize environmental disturbance.



Westcoast Energy Inc.
3985 22nd Avenue
Prince George BC
V2N 1B7

Compression facilities

The Project scope also includes additional compression and associated facilities at four existing compressor station sites: CS-2B (Azouzetta), CS-6B (93 Mile), CS-8A (Kingsvale) and CS-8B (Othello). Electric-driven compression is being considered for three of the compressor units to reduce greenhouse gas emissions. Three overhead powerlines, totalling approximately 34 km in length and largely following existing linear infrastructure such as roads or rights-of-way, would be required to provide power to these electric motor driven compressor units.

To support additional flow capacity, the Project will also include modifications at all existing compressor stations from CS-2B south to MS-16 at Huntingdon, such as additional cooling system capacity, back up generation and changes to piping.

ENVIRONMENTAL, ENGINEERING AND SOCIO-ECONOMIC STUDIES

To support Project design and routing decisions, Westcoast is conducting an environmental and socio-economic assessment (ESA) of the Project. Environmental field studies began in Q2 2023 and will continue this year to understand the Project's potential effects on the environment, and to develop and evaluate options for mitigation, as needed. Environmental studies have included surveys of fish and fish habitats, vegetation, soils, wetlands, wildlife and wildlife habitat and archaeology.

Geotechnical investigative studies began in Q4 2023 and will continue in 2024. These studies include surface and subsurface exploration to better understand geological conditions for routing design purposes (watercourse crossings, potential geohazards, etc.) and construction feasibility.

Westcoast is also assessing potential socio-economic effects of the Project as part of the ESA, including potential effects to community infrastructure and services, human health and safety, local employment and economy. This baseline information has been collected throughout 2023 and engagement with local communities and Indigenous groups to inform this assessment is ongoing.

Westcoast will develop comprehensive safety and environmental protection measures to mitigate effects of the Project (e.g., effects on soil and soil productivity, wildlife and fish and their habitats, water quality and quantity, vegetation, wetlands, air quality and greenhouse gas emissions, traditional land and resource use, social and cultural wellbeing, infrastructure and services, and employment and economy) and to ensure public and worker safety.

ENGAGEMENT PROGRAM

In early 2023, Westcoast began engaging potentially affected Indigenous groups and rightsholders, landowners and land users, government authorities and representatives, and other interested parties to collaborate and seek input on the Project design and address issues or concerns. Over the last year, several refinements to the Project scope have been made as a direct result of this engagement and through analysis of data collected in environmental studies.

Westcoast will continue to engage through various means including regularly scheduled in-person and virtual meetings; facilitating training, employment and contracting opportunities in environmental and geotechnical studies; and hosting community open houses and presentations. Westcoast will also continue to share information and seek public input through existing platforms such as the Project's virtual open house and Enbridge's website.



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3985 22nd Avenue
Prince George BC
V2N 1B7

EFFECTS DURING CONSTRUCTION

The overall construction, restoration and commissioning process is expected to take approximately two-and-a-half years. Westcoast is still evaluating the specific additional permanent and temporary land requirements needed to accommodate construction and operation of the Project.

The pipeline loops will generally require an 18-metre-wide permanent ROW, with another 27-metre strip for temporary and extra workspace at specific locations to accommodate construction equipment, set up and laydown areas, and excavation. Temporary workspace would be fully restored after construction. The compressor station work is expected to be confined to existing station sites except for CS-2B and CS-8A, which will need expanded footprints to accommodate the expansion facilities. The right-of-way for the three powerlines is expected to be up to 70 metres wide, with some variation of width at select locations depending on localized circumstances.

It is anticipated that existing roads or trails, or newly constructed access where required, will be used to access the work locations.

During the construction phase, temporary effects such as an increase in dust, noise, and traffic within the immediate Project areas are expected. These effects would result from passenger vehicles, construction vehicles, and equipment (cranes, dozers, side booms, backhoes, semis) entering and exiting worksites. Westcoast will work closely with local communities to develop mitigation plans to limit the temporary effects.

OPERATIONAL EFFECTS

Once construction activities are complete, the temporary effects described above are expected to end. Along with the environmental protection measures, the Project will be subject to Westcoast's comprehensive pipeline integrity and maintenance program including vegetation management, regular valve maintenance, cathodic protection, inline inspection, and pigging to detect corrosion and pipeline anomalies. The Project will be operated by Westcoast personnel and monitored 24 hours per day by Westcoast's Gas Control operations.

TIMELINE OF PROJECT ACTIVITIES

- Environmental studies began: Q2 2023
- Geotechnical studies began: Q4 2023
- Regulatory application submission (CER): Q2 2024⁵⁵

Subject to the receipt of regulatory approvals, construction activities would begin as early as Q2 2026 with planned in-service in Q4 2028. These timelines are subject to change.

MAP, FACTSHEET AND SOCIO-ECONOMIC QUESTIONNAIRE

The potential locations for additional pipeline looping and compression are depicted in the Project map provided with this letter. The Project design is still under development and is subject to change, including as a result of ongoing engagement.

⁵⁵ A Project notification was filed with the CER on January 30, 2024 in accordance with the CER's pre-application early engagement requirements. That notification can be found on the CER's website at <https://apps.cer-rec.gc.ca/REGDOCS/Item/View/4433079>.



Westcoast Energy Inc.
3985 22nd Avenue
Prince George BC
V2N 1B7

As noted above, Westcoast continues to seek information regarding local socio-economic conditions and suggestions for how to maximize positive benefit to local communities. We invite you to fill out the questionnaire on the Project's virtual open house (www.sunrise-program.com) or directly at this link: <http://tinyurl.com/48mwcyyx>.

RESOURCES AND CONTACT INFORMATION

- For more information on the CER's regulatory oversight and review process for the Project, please refer to the enclosed CER brochure "The CER, Energy Projects and You" which can also be found at: <https://www.cer-rec.gc.ca/en/consultation-engagement/land-matters-guide/brochures/cer-energy-projects-you/index.html>.
- For more information on the CER's regulatory oversight and review process for the Project specific to Indigenous Peoples, please refer to the CER brochure "The CER, Energy Projects, and Indigenous Peoples," which can be found at: <https://www.cer-rec.gc.ca/en/consultation-engagement/land-matters-guide/brochures/cer-energy-projects-indigenous-peoples/index.html>.
- For more information on the Project, please visit our website at <https://www.enbridge.com/projects-and-infrastructure/projects/sunrise-expansion-program> or visit our virtual open house at www.sunrise-program.com.

Westcoast welcomes comments, questions or concerns so that they may be addressed and considered in the development of this Project. Please advise if you have a preferred method for receiving information about the Project moving forward (e.g., digital, hard copy, mail, e-mail, community referral portal, etc.).

For more information, questions or concerns please contact us directly:

<p>Rikki Beaudet Community and Indigenous Engagement Phone: 250-960-2087 Email: Rikki.Beaudet1@enbridge.com</p>	<p>Zeke Reimers Lands and Right of Way Phone: 403-699-1681 Email: Zeke.Reimers@enbridge.com</p>	<p>General Inquiries Phone (toll-free): 1-833-267-2220 Email: BCprojects@enbridge.com Media: media@enbridge.com</p>
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Enclosures:

- Sunrise Expansion Program Factsheet (January 2024)
- Project Map
- Pamphlet: "The CER, Energy Projects and You, for non-Indigenous"

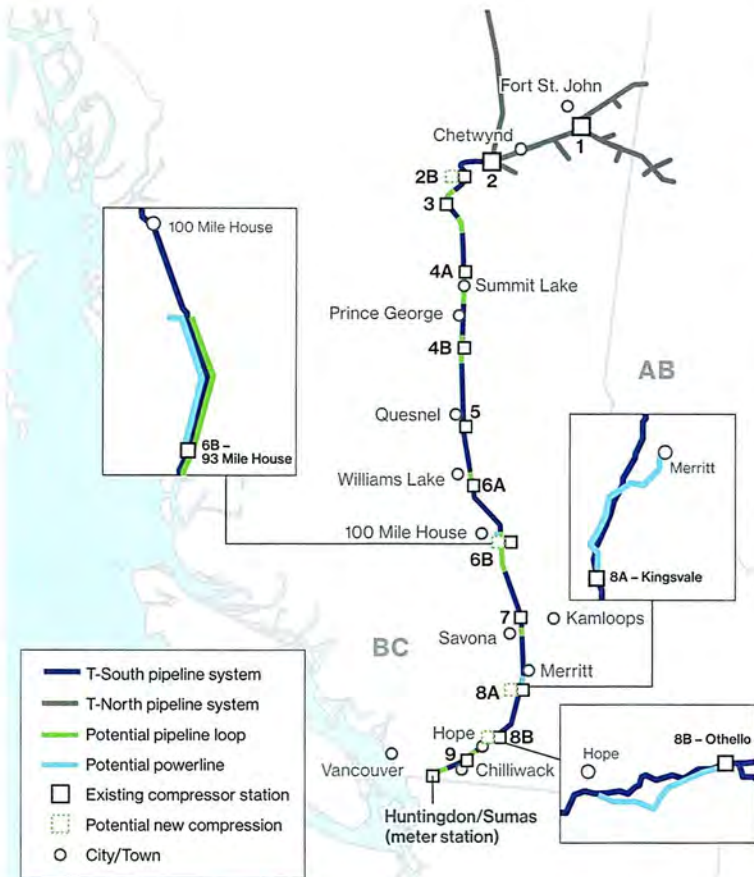
In case of an emergency, please contact Enbridge's 24-hour emergency number: 1-800-663-9931



Sunrise Expansion Program

> Image above: existing compressor station 5 – “Australian” – near Quesnel, BC

Westcoast Energy Inc. (Westcoast), an Enbridge company, owns and operates a natural gas transmission system in British Columbia (BC) that transports processed natural gas for markets throughout BC, Alberta and the Pacific Northwest. This gas is ultimately used to heat homes, businesses, hospitals and schools. It is also used as a fuel for electric power generation and is a staple in a number of industrial and manufacturing processes that produce hundreds of products that improve our lives.



Map is for illustrative purposes only and not to scale. Project design is under development and configuration of pipeline loops, compressor units, additional compressor station modifications, and powerlines are subject to change.

Project overview

Westcoast is proposing the Sunrise Expansion Program (Project), an expansion of the southern portion of its BC Pipeline system known as T-South. The Project is being proposed based on demand for additional natural gas transportation capacity. It will provide up to 300 million cubic feet per day (MMcf/d) of natural gas on the T-South system. The targeted in-service date is late 2028.

The proposed Project currently includes the installation of pipeline loops and additional compression at select existing compressor station sites. Westcoast is planning to use electric-driven compressors, which would require new powerline infrastructure as well.

Pipeline loops

In order to increase transportation capacity, pipeline loops would be added, along Westcoast’s existing right-of-way (ROW). The additional loop segments will run parallel and connect to the existing pipeline system.

A total of approximately 137 km of 42-inch pipeline looping in various segments along the system is currently anticipated.

Preliminary Project timelines

- Environmental studies began: Q2 2023
- Geotechnical studies began: Q4 2023
- Regulatory application submission (CER): Q2 2024
- Construction: Q2 2026 – Q4 2028
- In-service: Q4 2028

Project timelines are subject to change.

Compressors and infrastructure upgrades

In addition to pipeline looping, additional compression and upgrades would be required. Over extended distances, friction and elevation differences reduce the pressure within the pipelines and slow the flow of gas – compressor stations give the gas a needed “boost”, helping it get from one point to the next.

Westcoast plans to install new compressors at existing compressor stations located at Azouzetta Lake (CS-2B), 93 Mile (CS-6B), Kingsvale (CS-8A), and Othello (CS-8B).

To reduce environmental impacts, Westcoast is considering the use of electric-driven compressor units for some of the compression required for the Project. If electric-driven compressor units are used, the Project could avoid about 376,000 tonnes of carbon dioxide equivalent (CO₂e) emissions per year. That is equivalent to removing 104,000 cars off the road in a year. The electric-driven compressor unit would substantially cut greenhouse gas (GHG) emissions that would be produced with a natural gas drive. Electric drives are also known for their quieter operation compared to natural gas drives.

To power the new electric-driven compressor units and ensure reliable operations, up to approximately 34 km of new electric transmission powerlines may be required. These overhead powerlines would largely follow existing linear infrastructure such as roads or ROWs to minimize environmental and local community impacts.

Regulatory

Westcoast plans to file a regulatory application with the Canada Energy Regulator (CER) in Q2 2024. To support its application, environmental, geotechnical and socio-economic studies are underway. We are engaging with Indigenous groups, landowners, and other stakeholders to help shape the design of the Project.

Indigenous and community engagement

Westcoast is committed to engaging with Indigenous groups, landowners, and other stakeholders with an interest in the Project. By gaining a deep understanding of these interests at an early stage, we can better integrate them into the Project planning.

Westcoast is dedicated to creating economic opportunities for Indigenous groups and local communities. This ranges from training and employment opportunities to procuring goods and services from Indigenous businesses through a proactive supply chain process. These opportunities are provided from the early investigative studies through construction and into long-term operations.

Contact us

Virtual Open House
sunrise-program.com



Email
BCprojects@enbridge.com

Phone
1-833-267-2220 (toll-free)

Mail
Enbridge Inc.
3985 22 Ave
Prince George, BC V2N 1B7

FOR INFORMATION CORRESPONDENCE



Investigative field studies

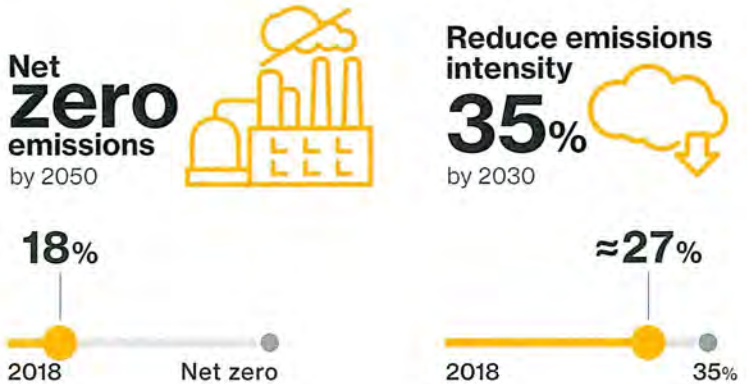
To support Project routing and design, Westcoast is conducting investigative geotechnical and environmental studies. These studies will help identify any environmental or geotechnical factors that should be considered in designing the Project and in developing mitigation.

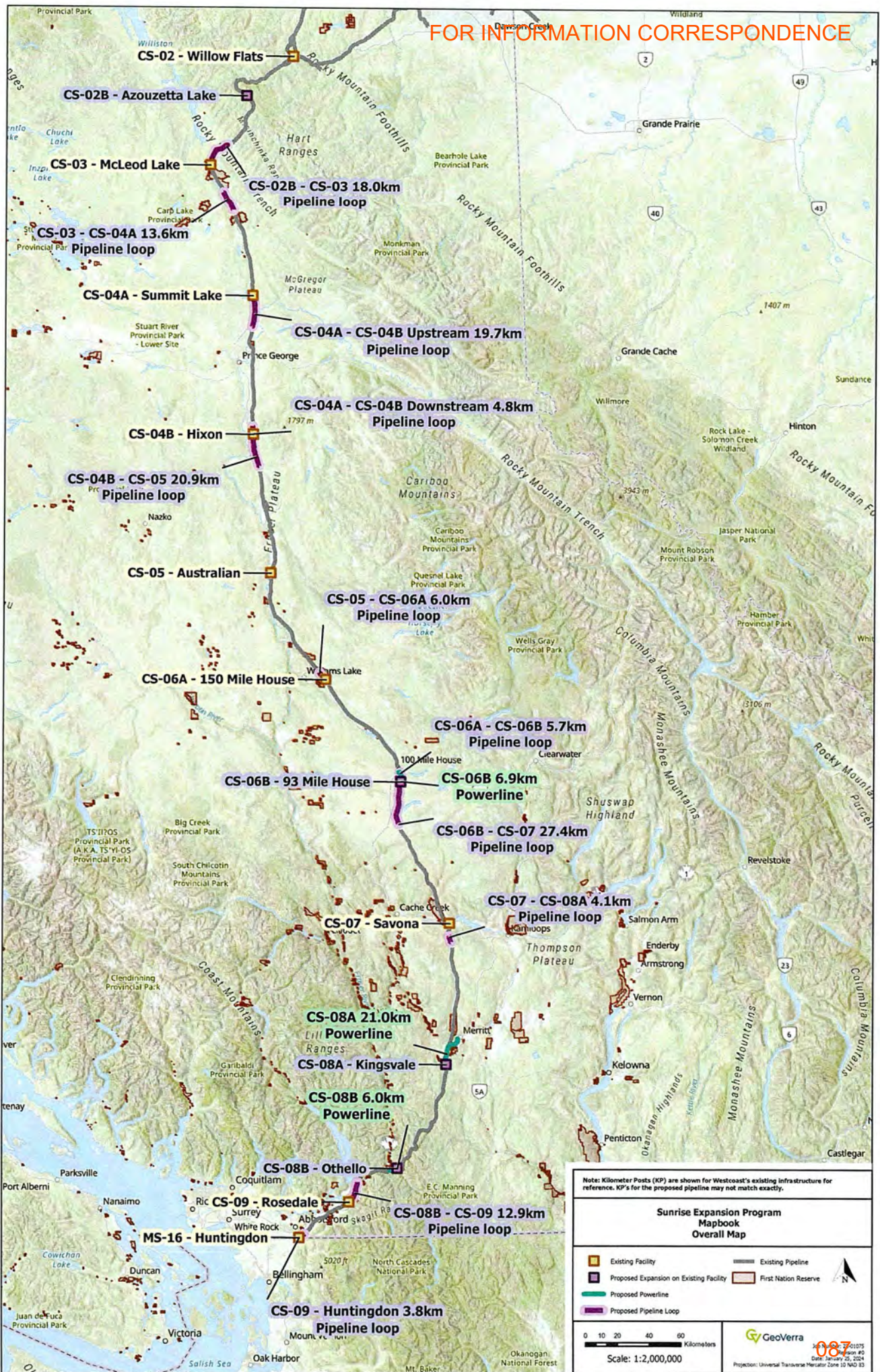
Environmental studies include surveys of fish and fish habitats, wildlife, vegetation, soil, watercourses, wetlands, air quality and archaeology assessments. Geotechnical studies aim to understand geological conditions beneath the surface for optimal pipeline routing design.

Environmental performance commitment

Enbridge's environmental, social and governance (ESG) goals represent the next stage of our evolution as an ESG leader to ensure we're positioned to grow sustainably for decades to come. Specifically on the environment, our goal is to achieve net-zero GHG emissions from our business by 2050 and a 35% reduction in the intensity of GHG emissions from our operations by 2030. Our emissions reduction targets include future projects we might develop, and anything we do will be assessed against our emissions reduction commitments. The installation of electric-driven compressors in this Project help Enbridge meet these goals.

To find out more about how we plan to meet these goals, please visit enbridge.com/esggoals.





Note: Kilometer Posts (KP) are shown for Westcoast's existing infrastructure for reference. KP's for the proposed pipeline may not match exactly.

**Sunrise Expansion Program
Mapbook
Overall Map**

- Existing Facility
- Proposed Expansion on Existing Facility
- Proposed Powerline
- Proposed Pipeline Loop
- Existing Pipeline
- First Nation Reserve

0 10 20 40 60 Kilometers
Scale: 1:2,000,000

GeoVerra 087 1075
Project #
Date: January 25, 2024

Projection: Universal Transverse Mercator Zone 10 NAD 83



Project Notification Detailed Project Handbook

Project Number: 23-0275
 Region: 83
 Date: January 26, 2024
 Date: 2024

GeoVerra

Map Scale: 1:50,000

Map Date: 2024

Map Projection: UTM, Zone 12 N, Datum: NAD 83

Map Accuracy: The map is accurate to within 10 meters for the proposed pipeline route and stationing. The map is not suitable for navigation.

Proposed Powerline CS-088

- CS8B Stationing
- Proposed Powerline
- Existing Pipeline
- Proposed Expansion on Existing Facility
- First Nation Reserve



The Canada Energy Regulator (CER) oversees federally regulated pipelines, power lines, and offshore renewable energy projects.



When you hear from a company about a project being proposed on your land, you may have questions and concerns. We understand.

Explore the topics from this brochure on our website, www.cer-rec.gc.ca.

Simply search for the **bolded** words for more information and *italicized* words for forms and templates.



Be part of the project – work with the company



Contact the company first. Your questions and concerns help shape the company's project. Companies are required to listen and respond to your comments and concerns. They must also identify the possible effects on nearby people, property, and the environment when it applies to the CER. Here are some opportunities to work with the company.

- **Early engagement:** We expect companies to engage early about a project and demonstrate to us how it considered the information it gathered. Let the company know whether the project may affect you. The company will let potentially affected people and communities know when it files an application with the CER.
- **Land agreements:** The company must tell you what land it is planning to use to construct, operate, and maintain its proposed project. It may propose a land agreement with you to confirm the lands the company can work on.
- **Land use compensation:** The company must compensate you for land acquisition, restricted use of lands, or damages caused by its activities.



CER project review – be heard

Before the company can build or abandon a federally regulated pipeline, power line, or offshore renewable energy project, it must apply to the CER. We will review and assess the proposed project, including the company's engagement activities and potential effects on people, property, and the environment.

- **Statement of concern:** We rely on you to bring forward your concerns and views. If you have concerns about a project, you can send us a *Statement of Concern* within 21 days of being notified that the company has filed an application. Your concerns will guide the CER in planning its review.
- **Projects and hearings:** The CER may hold a public hearing for facilities applications. If you have questions about the hearing process, contact a **process advisor**.



CER processes in place to help you

- **Land Matters Advisory Service:** If you have questions about land matters with respect to CER-regulated energy projects and processes, email LMAS@cer-rec.gc.ca.
- **Alternative dispute resolution:** Any time during the life of a project, if you are unable to resolve concerns directly with the company, you can email ADR-RED@cer-rec.gc.ca to ask a specialist to work with you and the company to find solutions.
- **Complaint resolution:** If you are unable to resolve an issue with a CER-regulated company, facility, or activity on lands you use or own, you can send us a completed *Complaint Form*.



Canada Energy
Regulator

Régie de l'énergie
du Canada

FOR INFORMATION CORRESPONDENCE



Safety is everyone's responsibility



Safety is everyone's responsibility. For us, it is our job. Protecting you and the environment is the CER's priority. Here are a few things you should know.

Damage prevention: If you live or work near a pipeline, find out how to safely do your activities. Before you dig near a pipeline, get the company's consent. Visit clickbeforeyoudig.com to locate buried pipelines or utility lines.

Compliance and enforcement: CER inspection officers regularly go out into the field to verify and enforce requirements and standards in place to keep people and the environment protected.

Emergency management: In an emergency, we make sure companies respond in a way that protects people, property, and the environment. We expect them to take the action needed to stop spills, manage the incident, and clean up and pay for any damage done.

Find out more

Find out more about the Canada Energy Regulator by visiting us online at www.cer-rec.gc.ca.

Be sure to follow us on social media for the latest updates.



For copies of any CER publication or for more information, contact us:

ONLINE: www.cer-rec.gc.ca

EMAIL: info@cer-rec.gc.ca

TOLL FREE: 1-800-899-1265

Write us or visit our library at:

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The CER, Energy Projects and You

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