

REGULAR MEETING OF COUNCIL AGENDA

Monday, February 27, 2023 at 7:00 pm. Council Chambers 325 Wallace Street, Hope, British Columbia

IMPORTANT: FOR ATTENDEES - MASKS ARE OPTIONAL

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 <u>do not</u> 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 27, 2023 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 February 13, 2023 be adopted as presented.

4. DELEGATIONS

(a) Homelessness Count & Survey for Hope

(9)

Ron Vanwyk of Anron Consulting will be in attendance to present to Council on the Homelessness Count & Survey for Hope.

(b) 2023 Tour de Cure

(20)

Lindsay Carswell, Senior Director of Development for the BC Cancer Foundation, will be in attendance to provide Council with information regarding the 2023 Tour de Cure.

5. STAFF REPORTS

(a) Report dated February 21, 2023 from the Chief Administrative Officer Re: AdvantageHOPE Board New Nominees – February 2023

(30)

Recommended Resolution:

THAT Council endorse Gerry Wiebe and Laura Reid for appointment to the AdvantageHOPE Board.

(b) Report dated February 17, 2023 from the Deputy Chief Election Officer
Re: Notice of Failure to File a Disclosure Statement and Disqualification – Sue
Turgeon (48)

Recommended Resolution:

THAT the report dated February 17, 2023, from the Deputy Chief Election Officer regarding Sue Turgeon's failure to file a disclosure statement and pay their late filing fee by the end of the late filing deadline on February 13, 2023, be received for information.

(c) Report dated February 21, 2023 from the Director of Corporate Services Re: Appointment of Deputy Fire Chief

(50)

Recommended Resolution:

THAT Council declassify the February 13, 2023 In Camera resolution:

THAT Council appoint Joshua Westcott as the District of Hope Deputy Fire Chief as of March 6, 2023.

(d) Report dated February 22, 2023 from the Director of Operations
Re: District of Hope Zoning Amendment Bylaw No. 1542, 2023 – Rezone the
Properties at 21636 and 21696 Thacker Mountain Road (51)

Recommended Resolution:

THAT Council receive the report dated February 22, 2023 from the Director of Operations regarding boulevard parking in the immediate vicinity of 21636 and 21696 Thacker Mountain Road, as information.

6. COMMITTEE REPORTS

There are no Committee reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

(a) Report dated February 21, 2023 from the Director of Community Development Re: Geotechnical Hazard and Flood & Erosion Hazard Development Permit – 66620 Kereluk Road (55)

Recommended Resolution:

Recommended Resolution #1:

THAT a District of Hope Geotechnical Hazard and Flood & Erosion Hazard Development Permit be approved for the property legally described as Lot 30 District Lot 56 Yale Division Yale District Plan 10113; PID 009-592-610 for the construction of a single family dwelling subject to the District of Hope receiving satisfactory certified reports from the qualified professionals confirming a site-specific safe building envelope for the property at 66620 Kereluk Road; and

FURTHER THAT the Director of Community Development be authorized to endorse the Geotechnical Hazard and Flood & Erosion Hazard Development Permit and required covenant document; and

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 27, 2025; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, "substantially start any construction" shall mean the placement of the foundation for single family dwelling as certified safe by a qualified professional.

(b) Report dated February 21, 2023 from the Director of Community Development Re: Redesignate and Rezone the Property at 22555 Trans Canada Highway (62)

THAT District of Hope Official Community Plan Amendment Bylaw No.1545, 2023 be given first and second readings in order to redesignate the land use designation in the Official Community Plan the property legally described as Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Limited Use to Country Residential; 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*.

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1545, 2023* 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.

(85)

Recommended Resolution #2:

THAT *District of Zoning Amendment Bylaw No. 1546, 2023* be given first and second readings in order to rezone the property legally Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Rural (RU-1) to Country Residential (CR-1) 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*.

(c) Report dated February 21, 2023 from the Director of Community Development Re: Application for a Cannabis Retail Store – 740A Fraser Avenue (78)

Recommended Resolution:

THAT Council authorize staff to gather views of residents/businesses in a 50 metre radius from the subject property at 740A Fraser Avenue for the consideration of an application for Non-Medical Cannabis Retail Store (CRS) licence; and

FURTHER THAT A Public Hearing be held in order to provide the public with the opportunity to express their views and comments.

(d) District of Hope 2023 – 2027 Financial Plan Bylaw No. 1549, 2023

Recommended Resolution:

THAT District of Hope 2023 – 2027 Financial Plan Bylaw No. 1549, 2023 be adopted this 27th day of February, 2023.

(e) Report dated February 21, 2023 from the Director of Community Development Re: Development Variance Permit – 63849 Bailey Crescent (90)

Call for input from the public.

Recommended Resolution:

THAT Council approve the issuance of a Development Variance Permit in order to relax the front yard fence height provision from 1.2 metres (3.98 feet) to 1.65 metres (5.41 feet) on the property legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYD Plan 27965, PID 004-661-265; 63849 Bailey Crescent; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit.

(f) District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023 Re: Redesignate the Property at 61954 Estell Road (96)

Recommended Resolution:

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023*, to redesignate the land use designation in the Official Community Plan for the property at 61954 Estell Road from Highway Commercial to Light/Service Industry, be read a third time this 27th day of February, 2023.

(g) District of Hope Zoning Amendment Bylaw No. 1540, 2023 Re: Rezone the Property at 61954 Estell Road

(98)

Recommended Resolution:

THAT *District of Hope Zoning Amendment Bylaw No. 1540, 2023*, to rezone the property at 61954 Estell Road from Rural (RU-1) to Light/Service Industrial (I-2), be read a third time this 27th day of February, 2023.

(h) District of Hope Zoning Amendment Bylaw No. 1543, 2023 Re: Rezone the Property at 910 Old Hope Princeton Way

(100)

Recommended Resolution:

THAT *District of Hope Zoning Amendment Bylaw No. 1543, 2023*, to rezone the property at 910 Old Hope Princeton Way from Single Family Residential (RS-1) to Light/Service Industrial (I-2), be read a third time this 27th day of February, 2023.

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

(102)

Recommended Resolution:

THAT the For Information Correspondence List dated February 27, 2023 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, March 13, 2023 at 7:00 pm.

ADJOURN



MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 13, 2023 Council Chambers, District of Hope Municipal Office 325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith

Councillor Heather Stewin
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Pauline Newbigging

Council Members Absent: Councillor Zachary Wells

Councillor Crystal Sedore

Staff Present: John Fortoloczky, Chief Administrative Officer

Donna Bellingham, Director of Corporate Services Jas Gill, Director of Community Development

Mike Olson, Director of Finance Thomas Cameron, Fire Chief

Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 15 members of the public

1 member of the media

CALL TO ORDER

Mayor Smith called the meeting to order at 6:30 p.m.

2. RESOLUTION TO PROCEED TO CLOSE MEETING

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(c) of the *Community Charter* [labour relations or other employee relations] re: Exempt Staff appointment, Section 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 act] re: RCMP Update, and for the purpose of receiving and adopting closed meeting minutes.

CARRIED.

3. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Council Meeting at 7:03 p.m. and acknowledged 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.

4. APPROVAL OF AGENDA

Moved / Seconded

THAT the February 13, 2023 Regular Council Meeting Agenda be adopted, as presented. **CARRIED.**

5. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held January 23, 2023 be adopted, as presented. CARRIED.

(a) Public Hearing Record

Moved / Seconded

THAT the Record of the Public Hearing held January 23, 2023, be received. CARRIED.

6. DELEGATIONS

(a) Mayor to present retired Fire Chief Tom DeSorcy with a retirement gift

The Mayor presented retired Fire Chief Tom DeSorcy with a gift in recognition of his service to our community. The Mayor noted that he had the pleasure of working with Mr. Desorcy on a committee for the new fire truck for the Silver Creek Hall in the 90's. On behalf of Council and himself, the Mayor thanked Mr. Desorcy for his contributions and years of service.

(b) RCMP Update

Staff Sergeant Dwayne Farlin was in attendance to present Council with an RCMP update for 2022. In his presentation, the following items were highlighted:

- Upper Fraser Valley Regional Detachment, compared to 2021
 - General Occurrences 43,340, down 15%
 - o Calls for Service 321, down 15%
 - Priority 1 Calls 1,918, down 14%
 - Curfew Checks 740, up 52%
 - Compliments Received 294, up 101%
 - o Public Complaints Received 51, up 42%
- Hope & Boston Bar Community Police Office, compared to 2021
 - General Occurrences 6,084, down 6%
 - Calls for Service 277, down 10%
 - o Priority 1 Calls 222, down 15%
 - Curfew Checks 28, up 250%
 - 8 members of the community are under curfew
 - Compliments Received 5, down 62%
 - Public Complaints Received 13, up 44%
 - Firearms Seized 81, up 33%
 - Increase due to two large investigations leading to seizure
 - Subject Behavior Officer Response 2, down 75%

Staff Sergeant Farlin noted that although he speaks to the general public on a daily basis, including some where the RCMP are thanked for a job well done, they are not always logged. Due to this, the number of compliments received is not necessarily accurate. In contrast, public complaints generate investigational files and therefor the tracking is more accurate.

- Crimes Against Persons 351, up 16%
 - Number rose due to two groups of individuals making numerous

complaints against each other

- o Property Crime 802, down 9%
- o Other Criminal Code 463, up 2%
- Controlled Drugs 12, down 59%
- Domestic Violence 94, down 15%

Staff Sergeant Farlin noted the property crime numbers are trending down across the board, with the exception of Break & Enter – Other, which rose 6%. He advised that while the numbers appear lower, he believes that the community is underreporting property crime. While speaking to community members, he is recommending that they report all crimes, even those that they find to be trivial. He noted that this is an important for the detachment to be able to effectively utilize their assets in areas where crime is happening.

Staff Sergeant Farlin noted that the detachment has the following goals for 2023:

- Increase presence in the community
 - Conducting traffic stops
 - o Foot patrols
 - Visiting businesses in the community
 - Participating in community events
- Impaired driving enforcement
 - Taking steps to ensure we are prepared to address any impaired driving enforcement action that needs to take place
- · Community engagement
 - o Identifying areas of concern
- Focus on known areas of concern
 - Residences trafficking in drugs
 - o Properties fencing products that are stolen from the community

(c) Hope & District Arts Council

Members of the Hope & District Arts Council were in attendance to seek present—to Council approval for a sidewalk stenciling project along a portion of en Wallace Street to the pathway that leads between the buildings to the alley at the back of the Art Gallery. Due to the Hope Arts Gallery's location on Fort Street, the Arts Council would like to stencil directional indicators on the sidewalk beginning at District Hall to the noted route leading to the Art Gallery. The Arts Council noted that they will be providing all supplies and labor, and will upkeep and repair the stenciling as needed.

Council inquired as to how far the stenciling will go on the street; the Arts Council advised that the trail will begin at the street light on the corner by District Hall, down to and across the crosswalk, through the alleyway, and finally to the art gallery. The CAO advised that from a staff perspective, this initiative can be supported. Council also remarked that the Arts Council should be provided with the green color code from the District's brand book so that the stenciling can remain consistent.

Moved / Seconded

THAT Council grant permission for the Hope & District Arts Council to install, maintain and conduct the works for sidewalk stenciling, matching the District's green brand color, on along Wallace Street leading to the Hope Art Gallery. CARRIED.

STAFF REPORTS

(a) Report dated January 31, 2023 from the Director of Corporate Services Re: Trans Mountain Expansion Project – Noise Exemption

Council inquired as to whether Trans Mountain had reached out to the one effected property along the proposed hauling route. Leah Caldow, representative from the Trans Mountain Expansion Project, advised Council that their lands team is currently working with the property owner on mitigation measures. Council inquired as to what the noise disruptions will entail; Ms. Caldow advised that the night shift will include the loading of trucks and potentially light pollution. Trucks would be loaded and then depart the area, avoiding town and exiting onto the highway towards Chilliwack. Council inquired as to how many trucks would be used each night and the Trans Mountain contractor advised that it would be between 0 and 20 trucks at most. Ms. Caldow noted that construction awareness is published in the newspaper monthly, and that they will work closely with District staff to ensure that notices are put on the Facebook page.

Moved / Seconded

THAT Council exempt Trans Mountain, and their contractors, from the noise regulation timelines in *District of Hope Good Neighbour Bylaw No. 1240, 2008* for the pipeline expansions works on the portion of lands below the Flood Hope Road truck pull-out that is located at the top of Richmond Hill (namely loading and moving of raw material from the site along Flood Hope Road to Exit 170, along with prep work, and the use of generators and light plants);

AND FURTHER THAT the noise exemption period be granted from mid-February to September 30, 2023, between the hours of 9pm and 7am;

AND FURTHER Trans Mountain and their contractors undertake a comprehensive notification process to inform the public in the affected area of the timelines for these works, as well as notice in the local newspaper one time per month through to the end of September 2023;

AND FURTHER THAT this noise exemption applies only for the pipeline expansion scope of work on this specific property and identified transportation route, all other activities and works for the expansion project follow the noise regulations as set out in the *Good Neighbour Bylaw*: works not to commence, on any day, before 7a.m. or after 9p.m.

CARRIED.

(b) Report dated February 1, 2023 from the Chief Administrative Officer Re: Fraser Canyon Flood and Landslide Geohazards Mapping Project – Requested Resolution

Moved / Seconded

WHEREAS recent regional fire, atmospheric rain events, landslides and floods have left the Fraser Canyon communities in an extended state of emergency due to erosion and damaged infrastructure;

WHEREAS each of the Bands / local governments want to better understand the local changes in climate and the impacts to the lands in which they reside;

WHEREAS the UBCM is offering a Disaster Risk Reduction – Climate Adaptation grant to support the resilience of communities through projects that will build the body of knowledge on natural hazards and climate risks;

WHEREAS there is a need for mapping of geohazards for the Fraser Canyon from Lytton First Nation to a few kilometres downstream from the District of Hope;

WHEREAS the project will deliver a screening-level "Tier 1" regional geohazard map and an individual report to each participating First Nation and local government community noting their geohazards based on more local-scale and risk-based assessments;

WHEREAS Lytton First Nation is the primary applicant to the UBCM fund for the regional geohazard mapping project meaning that Lytton First Nation will apply for, receive, and manage the grant funding on behalf of the collective of Bands and local governments participating in the project;

WHEREAS the District of Hope will participate in the project to the extent possible by sharing data, attending watershed tours and workshops, and meeting with the project team to discuss impacts that have affected their community. The District of Hope will not be responsible for project management;

THEREFORE, BE IT RESOLVED that the District of Hope do hereby support the Disaster Risk Reduction Category 1 Application to Union of BC Municipalities' Community Emergency Preparedness Fund for Disaster Risk Reduction - Climate Adaptation for a Fraser Canyon Regional Geohazard Mapping project. **CARRIED.**

(c) Report dated January 30, 2023 from the Deputy Chief Election Officer Re: Notice of Failure to File a Disclosure Statement – Sue Turgeon

Moved / Seconded

THAT the report dated January 31, 2023, from the Deputy Chief Election Officer regarding Sue Turgeon's failure to file a disclosure statement by the end of the nopenalty fee period on January 13, 2023, be received for information.

CARRIED.

(d) Report dated February 9, 2023 from the Fire Chief Re: Support for a Regional Training Centre

Moved / Seconded

THAT Council supports the District of Kent application to the Community Emergency Preparedness Fund (CEPF) to develop a Regional Fire Training Facility. **CARRIED.**

8. COMMITTEE REPORTS

There were no Committee reports.

9. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He attended the Local Government Leadership Academy (LGLA) Elected Officials Seminar in Richmond along with Council, where they received a lot of information on the workings of Council with staff, and that they are working hard to get everyone up to speed to make sound decisions on moving the District forward.
- He announced that the Ministry of Transportation and Emil Anderson Group have cleaned out the berm at the bottom of Mt. Hope.

- He announced that Emil Anderson was presented with an awarded at the Chamber of Commerce dinner in Chilliwack as the Large Business of the Year winner, as well as Robert Hasell for Business Person of the Year.
- The Mayor noted that he is part of a newly formed Fraser Valley Mayor's Task Force.
 The purpose of the Task Force is to work as a unit to bring items forward to the government, feeling that a strong case may help to get things done.
- He attended the Chawathil Chief and Council meeting along with CAO John Fortoloczky and Fire Chief Thomas Cameron for the Fire Service Agreement, and discussed other projects for this year and the future.
- He announced that work has started on the intersection at 6th Avenue and Old Hope Princeton Way for a controlled intersection.

Councillor Stewin Reported:

- She attended the LGLA Elected Officials Seminar in Richmond_™ noting that it was nice to be together as a group and have some conversations.
- She attended the community dialogue on homelessness, noting that good conversations took place.
- She inquired as to whether the new traffic light at 6th Avenue and Old Hope Princeton Way will have an accessibility crossing. The CAO advised that this is the intention and that the District is looking to upgrade the system at Old Hope Princeton Way and Water Avenue as well.

Councillor Newbigging Reported:

- She attended the LGLA Elected Officials Seminar in Richmond, noting that it was very informative and there was a lot of information to take in.
- She attended the Fraser Valley Regional Library Board meeting, where new Board members were elected and pictures were taken.

Councillor Medlock Reported:

- He attended the LGLA Elected Officials Seminar in Richmond, noting that it was a good team building exercise and that there were many sessions for both newly elected and returning officials.
- He is attending an AdvantageHOPE meeting on February 16th, and noted that the Fee for Service Agreement between AdvantageHOPE and the District is up at the end of this year, the Hotel Tax Agreement with the province is up in 2024, and we are trying to recruit a new Executive Director. He remarked that with everything going on, the right thing to do would be to extend the District's Service Agreement; he will bring this forward at the next Council meeting.

Councillor Skoglund had nothing to report.

10. PERMITS AND BYLAWS

(a) Report dated February 6, 2023 from the Director of Community Development Re: Application for an Amendment to the Temporary Use Permit issued for 62870 Flood Hope Road

Council inquired as to whether the only addition is the 5000 square foot shelter building and the recreation vehicle for security purposes, which the Director of Community Development confirmed. Council also inquired as to whether the Temporary Use Permit can be renewed; the Director of Community Development advised that the permit lasts for three years, can be renewed for an additional three years through a Council process, and must cease after that.

Moved / Seconded

THAT Council approve the issuance of an amendment to the 2021 three year term Temporary Use Permit to allow for the third party storage and maintenance of equipment and construction material, the stowing of four (4) Modular Storage Units, the placement of two (2) construction offices, the placement of a five thousand (5000) square foot temporary shelter, and the placement of a recreational vehicle (for security purposes) on the property legally described as Lot 1 DL 53 and of Sec 6 TWP 5 RGE 26 W6M YDYD Plan KAP49703; PID 018-249-663; 62870 Flood Hope Road; and

FURTHER THAT subject to a qualified professional confirming components for anchoring and design including schedules, be exempt from obtaining a building permit for the temporary shelter structure; and

FURTHER THAT the forementioned temporary shelter structure be in place on the site only for the remaining balance of the Temporary Use Permit. **CARRIED.**

(b) Report dated February 6, 2023 from the Director of Community Development Re: Development Variance Permit – 63849 Bailey Crescent

Council inquired as to whether the four-foot chain-link fence that currently goes around the entire property will remain as it is; to which the Director of Community Development advised that only the front yard portion of the fence will be changed.

Moved / Seconded

THAT Council approve the preparation of a Development Variance Permit in order to relax the front yard fence height provision from 1.2 metres (3.98 feet) to 1.65 metres (5.41 feet) on the property legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYD Plan 27965, PID 004-661-265; 63849 Bailey Crescent; and

FURTHER THAT in accordance with the *District of Hope Development Procedures*Bylaw, the Local Government Act and the Community Charter authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners.

CARRIED.

(c) Report dated February 8, 2023 from the Director of Finance Re: Five Year Financial Plan

Moved / Seconded

THAT District of Hope 2023 – 2027 Financial Plan Bylaw No.1549, 2023 be read a first, second and third time this 13th day of February, 2023. CARRIED.

11. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated February 13, 2023 be received.

CARRIED.

(b) Accounts Payable Cheque Listing

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of January 1-31, 2023 be received.

12. OTHER PERTINENT BUSINESS

No other pertinent business.

13. QUESTION PERIOD

There were no questions raised.

14. NOTICE OF NEXT REGULAR MEETING

Monday, February 27, 2023 at 7:00 p.m.

RESOLUTION TO RESUME CLOSED MEETING AT 7:58 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(e) of the *Community Charter* [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] re: Dan Sharrers Aquatic Centre. **CARRIED.**

16. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Council Meeting at 9:04 p.m.

17. ADJOURN

Moved / Seconded

THAT the Regular Council Meeting adjourn at 9:05 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 13, 2023 in Council Chambers, District of Hope, British Columbia.

Mayor	Director of Corporate Services

FVRD 2023 HOMELESS COUNT & SURVEY

Mayor and Council

District of Hope, BC

February 27, 2023

DATE AND TIME - 2023 COUNT

Early March, 2023

24 hour period

PREVIOUS COUNTS AND SURVEYS

- · 2004**
- · 2008
- 2011
- · 2014
- · 2017
- 2020
- All of these made possible through collaboration and financial support from FVRD, cooperation and significant inkind contributions from community based agencies and also municipal staff input
- Service provided to and in support of municipalities

PURPOSE OF COUNTS & SURVEYS

- ✓ Determine number of persons who are homeless
- ✓ Create awareness of health issues present
- ✓ Analyze and compare data with previous counts
- ✓ Contribute to understanding of homelessness and housing and services needed
- ✓ Support advocacy

DEFINITION OF HOMELESSNESS

- Individual/family without stable permanent, appropriate housing or the immediate prospect, means and ability of acquiring it
- Components of definition:
 - No fixed address
 - No regular and or adequate night time residence of their own
 - Do not pay rent
 - Do not own
 - Cannot stay for longer than 30 days (operationalized in questionnaire; screening questions).

WHO WILL BE INCLUDED IN COUNT?

Night Time Sheltered Component:

- ➤ Persons staying in emergency shelters, extreme weather shelters, youth specific emergency shelters/extreme weather shelters (also referred to as safe houses), violence against women shelters (also referred to as Transitional Houses)
- Persons living temporarily at a friends' or family member's home e.g. couch surfing
- Persons with no fixed addresses in hospitals, jails, etc.

Day Time Unsheltered Component:

Persons living outside/unsheltered in temporary camps, vehicles, campers, RVs, etc.

METHODOLOGY

- Point-in-Time (24 hour period)
- Informed by research out of York University, the Canadian Observatory on Homelessness (COH) and Feds Reaching Home Program
- Methodology is used across Canada
- Tested and standardized questions are being used that facilitate data harmonization and inter-regional and across province comparisons
- Questionnaires include screening questions to mitigate against possible double counting
- Coordinate with Metro Vancouver to mitigate potential double counting

METHODOLOGY CHALLENGES

- Does not capture each and every homeless person voluntary participation
- Generally does not necessarily capture people living in isolated or rural locations
- Not all questions are being answered. Respondents have choice to answer, not to answer or end interview before completion.
- In the moment physical, psychological, cognitive and emotional state, influence response rates
- To mitigate challenges, findings of PIT counts and surveys could be compared with HIFIS*data or with findings from Period Prevalent counts and surveys

^{*} Homeless Individuals and Families Information System

ETHICAL CONSIDERATIONS

- Adhere to Tri-Council Policy Statement regarding ethical conduct for research involving humans
- Three guiding principles: respect for persons, concern for their welfare and concern for justice.
- Training of enumerators/interviewers emphasizes respect, consent, privacy and confidentiality
- The survey should not harm anyone involved in it
- Not to compromise the dignity of those participating and not jeopardize their ability to receive or refuse services

WHO WILL DO COUNT AND CONDUCT INTERVIEWS?

- Trained staff from community based agencies
- Screened and trained volunteers from the community (will be teamed up with staff from community based agencies)
- Screened and trained persons with lived/living experience

QUESTIONS OR FURTHER INFORMATION

Contact: Ron van Wyk

anronconsulting@gmail.com











AUGUST 26 & 27



EXPECTED NUMBERS

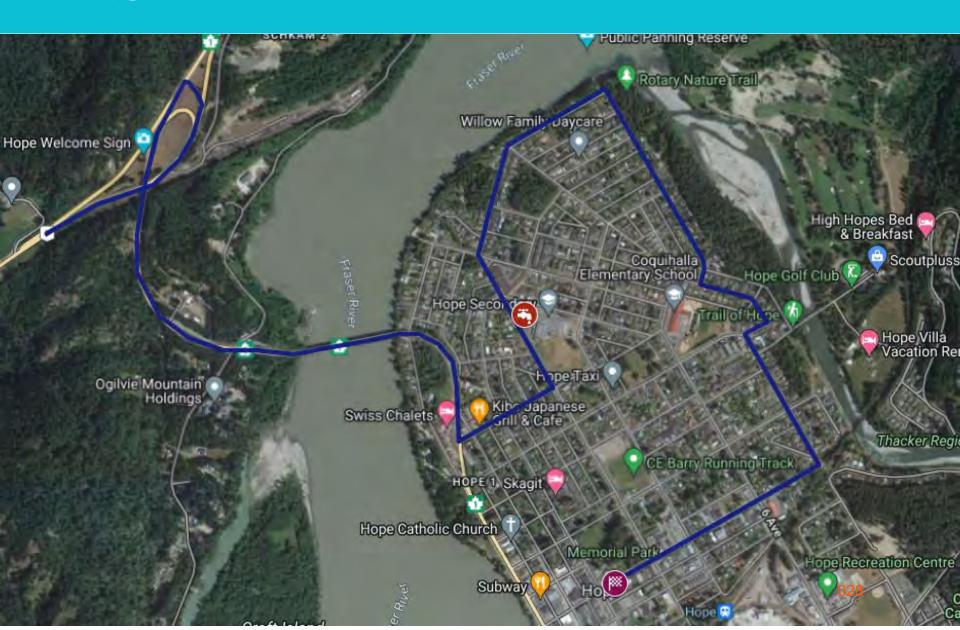
1,500+ riders

400 volunteers

Hundreds of supporters

PLAN

FINISH



FINISH CELEBRATION





REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 21 February 2023 FILE: 0230-25

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 27 February 2023

SUBJECT: ADVANTAGEHOPE BOARD NEW NOMINEES – FEBRUARY 2023

PURPOSE:

The purpose of this report is to present a recommended new nominee for the AdvantageHOPE Board as reviewed by the current Board members. Council endorsement is sought for the proposed new member for immediate appointment.

RECOMMENDATION:

THAT Council endorse Gerry Wiebe and Laura Reid for appointment to the AdvantageHOPE Board.

ANALYSIS:

A. Rationale:

In accordance with Hope Business and Development Society (AdvantageHOPE) Constitution and Bylaws, Directors are to be elected to serve one-year terms (renewable). Vacancies on the Board of Directors, however caused, may so long as a quorum of Directors remains in office, be filled by the Directors according to the Section 3.5 (d) [Selection Procedures], if they shall see fit to do so, otherwise such vacancy shall be filled at the next Annual General Meeting of the Members at which the Directors for the ensuing year are elected.

The current Board has three vacancies with more Directors being actively recruited. Laura Reid has experience in guest services, planning and BLOG writing. She has formal education in the fields of museum/cultural studies and film. Gerry Wiebe owns a marketing company and partner in data analytics and electrical generator businesses. His formal education includes marketing, general management, and revenue generation.

The Board systematically evaluates applicants by contrasting the applicant's skills, experience, and interests against the strengths of the current Board to identify if the new applicants could add experience and expertise in areas identified as lacking.

B. Attachments:

Hope Business and Development Society Board Applications (x2)

C. <u>Committee/Commission/Board Recommendations:</u>

The current AdvantageHOPE Board recommends that Council endorse Gerry Wiebe and Laura Reid for election to the Board.

Prepared by:

Original Signed by John Fortoloczky

Chief Administrative Officer

Name of Applicant: Gerry L. Wiebe, MML, GCT, CSPC

Date 12-19-22

Mailing Address of Applicant: Hope, BC,

Residential Address of Applicant: Same as above

Work #:

Fax: N/A

Cell #:

Email:

Thank you for your interest in serving on the Board of the Hope Business and Development Society (HBDS), operating as AdvantageHOPE, Tourism Hope, Cascades & Canyons, as well as the Hope, Cascades & Canyons Visitor Centre & Museum.

There are eleven (11) Board seats, appointed by the District of Hope, based on recommendations brought forward by the HBDS Board of Directors.

In order to ensure fair and balanced representation from a wide cross-section of the community, the HBDS Board has adopted a Board Matrix approach to evaluate and select new Board members.

In accordance with the Societies Act, board members must:

- 1) Not be declared incapable by a Court;
- 2) Not be an undischarged bankrupt; and
- 3) Have had no criminal judgements for 5 years.
- 1. What goals will you bring to the HBDS?

A community the size of hope is lacking key services, infrastructure and related support systems.

Additionally Hope has a significant amount to offer to both existing and new community members.

My goal would be to work with like minded people to create opportunities to both resolve improvement opportunities and craft a go forward plan that is both actionable and to the benefit of the greater community.



2. What is your Business/Work experience in the past five years?

I own a marketing company focused on the Industrial sector: www.wiebeindustrial.com
I am a 50% partner/owner in a data analytics company: www.constello.io
I am 25% partner/owner of an electrical generator business: www.timberwolfpower.com
In my carrier I have won numerous business awards and been a technical advisor to the G7.

3. Do you have an education/background or professional qualifications related to the mandate of the Hope Business and Development Society?

I have a Masters in Marketing from the Schulich Kellogg School of Business, 6 Sales Training/Sales Management Certifications, numerous additional certifications as related to General Management, and Revenue Generation (business development, marketing, selling, sales & customer service) and negotiations. I have served on private sector, public sector and non-profit boards in the past at the local, regional, national and international levels.

4. Are you available to participate throughout the year?

Yes I am, and would be open to both board and committee work.

5. Other relevant information, if any:

My wife and I own 5.8 acres on Othello Road and are in love with the town, and community. I am an avid wood turner.

Board Matrix Indicators on the following pages.



1.	Community Leadership
	No experience
1	☐ Some experience – community or school boards and other associations
	□ Extensive experience – held public office, or served extensively on boards, executives, etc.
ł	Details: Extensive private sector experience.
2.	Healthcare & Seniors' Issues
	☐ General awareness
П	☐ Increased awareness through personal experience or employment
	Intimately aware of healthcare and senior issues in the area
	Details: My brother-in-law also lives in Hope and through him we have extensive experience in these matters, Same for a sister who passed away last year after 3 years of stroke survival.
3.	First Nations
ı	No special affiliations
1	☐ Actively engaged with First Nations in current projects
Н	☐ Actively engaged and First Nations heritage
	Details: I come from a family of 4 adopted children and have 2 first nations sisters (1 of whom has passed away. We are all from the 60's scoop, but I am not First Nations myself.
4.	Young Family Issues
	☐ Limited awareness – no children, no daily interaction with children
	Good Awareness – grown children/grandchildren or work/live with kids regularly
	☐ Intimate Awareness – parent of school aged children



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	Details:
5.	Previous Board Experience
	□ No previous Board experience
	☐ Some previous Board experience, past appointments
	Extensive Board experience, other current & past appointments
	Details: . I have served on private sector, public sector and non-profit boards in the past at the local, regional, national and international levels.
6.	Community Recreation
	Not involved in organized community recreation
	☐ Involved with community recreation groups or organizations
	☐ Community recreation leader — executive member of a sports club or recreation organization, involved in organizing community recreation initiatives
	Details: To date I have not been involved in Hope based recreational organizations or activities.
7.	Service Groups
	Limited connection to local service groups
	☐ Member of some local service clubs or groups
	□ Leader in local service groups or multiple representation
	Details: To date I have not been involved in Hope based service groups, but I am very open to this once we are retired full time in Hope.
8.	Community History
	☐ New resident (less than 2 years) with limited local connections
	More than 2 years residency, understanding of local issues



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☐ More than 10 years local history, deep connections
Details: We have now lived in Hope almost 4 years, and we are planning to retire in Hope in about 3 more years.
Economic Development
☐ No direct experience with economic development
☐ Some economic development experience
Extensive experience with economic development
Details: I have extensive background in private sector business/economic development and have also served Canada as a technical advisor to the G7.
Destination Management & Marketing
No direct experience with economic development
☐ Some economic development experience
☐ Extensive experience with economic development
Details:
.Real Estate Experience
☐ None, other than personal
Some previous experience as a real estate investor
☐ Active and engaged participant in local real estate market
Details: In past areas of responsibility I was actively involved in this, up to and including siting and building warehousing and production factories across Western Canada.



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12.	Community Engagement
	□ None
П	Some previous experience
Н	☐ Extensive experience, currently engaged
	Details:
13	Administrative Experience
	□ None
Н	☐ Some previous experience
И	Extensive experience, currently engaged
	Details: As detailed above I own/operate 3 separate businesses at the Incorporation level.
14	.Tourism Industry Experience
	■ None
П	☐ Some previous experience
Н	☐ Extensive experience, currently engaged
1	Details:
15	.Entrepreneurship
H	□ None
	☐ Some previous experience
н	Extensive experience, currently engaged
	Details: As outlined prior I am highly engaged in all forms of entrepreneurship, from doing classroom and/or seminar training to assisting with start-ups.

16	.Business/Ops Management
	□ None
	☐ Some previous experience
	Extensive experience, currently engaged
	Details: As detailed above I own/manage 3 separate businesses at the Incorporation level. Was awarded the "Best Managed Business Over 51 Employees" in 2000, Have also been received the "Social Responsibility In Business" award from the Canadian Ethics Society and numerous "Best Practices" awards for industry involvement.
17	. Corporate Experience
	□ No corporate experience
	☐ Some, or past, corporate experience
	Current, ongoing corporate relationships and experience
	Details: As detailed above I own/manage 3 separate businesses at the Incorporation level. Past corporate responsibilities are well detailed in my Resume/CV already supplied.
18	.Education System
	Low engagement, no special relationships
	☐ Mid engagement - past teacher, parent of school aged children
	□ High engagement - Current teacher, SD Board member, PAC member Details:
19.	Experience in strategic planning
	☐ No direct experience with strategic planning
	☐ Some economic development experience





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Extensive experience with economic development

Details: I do this on a regular basis and have been engaged many times as a consultant to develop and run strategic planning programs for both private sector and non-profit organizations.

20.	Annual	budget	S
-----	--------	--------	---

- □ No direct experience with annual budgets
- ☐ Some annual budget experience
- Extensive experience with annual budgets

Details: I am very comfortable and confident in this area and have both built and been responsible for annual budgets and their accomplishment up to and including \$115,000,000.00/Year





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Name of Applicant:	LAURA REID	Date: <u>JAN. 9/2</u> 02
Mailing Address of App	olicant: _	
Residential Address of	f Applicant:	
Work #:	E	mail:
Cell #:		
Thank you for your inte	erest in serving as a volunte	eer on the Board of the Hope Business
and Development Soc	iety (HBDS), operating as A	dvantageHOPE, Tourism Hope,
Cascades & Canyons,	as well as the Hope, Casca	ades & Canyons Visitor Centre and
Museum.		

There are eleven (11) Board seats, appointed by the District of Hope, based on recommendations brought forward by the HBDS Board of Directors.

In order to ensure fair and balanced representation from a wide cross-section of the community, the HBDS Board has adopted a Board Matrix approach to evaluate and select new Board members.

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- 1) Not be declared incapable by a Court;
- 2) Not be an undischarged bankrupt; and
- 3) Have had no criminal judgements for 5 years.





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What goals will you bring to the HBDS?

- · INCREASE TOURISM BY PROMOTING THE HISTORY + RECREATIONAL OPTIONS
- . CONTINUE WI COMMUNITIES IN BLOOM; MAINTAINING A CLEANY COLORFUL DOWNTOWN
- · ATTRACT NEW BUSINESS WISUSTAINABLE JOBS
- ·GROW COMMUNITY PRIDE + INVOLVEMENT
- . WORK ON RE-ESTABLISHING A MUSEUM & NEW VISITOR CENTRE
- , GROW FILM BUSINESS BY PROMOTING HOPE AS A LOCATION
- 2. What is your Business/Work experience in the past five years?

GUEST SERVICES; EVENT PHANNING + BLOG WRITER FOR THE HISTORIC ROYAL HOTEL IN CHILLIWACK FROM 2013-2022.

3. Do you have an education/background or professional qualifications related to the mandate of the Hope Business and Development Society?

· MUSEUM / CULTURAL RESOURCE STUDIES @UNIVERSITY OF

VICTORIA

· FILM STUDIES (SET DRESSER PROGRAM) @ CAPALINO

UNIVERSITY

. WORKED AT CHABERTON WINDRY IN LANGLEY - 6 YRS, LED TOURS + PRIVATE WINE TASTINGS





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3. First	Nations
	lo special affiliations
	ctively engaged with First Nations in current projects
□ A	ctively engaged and First Nations heritage
Detai	ctively engaged and First Nations heritage ils: <u>I WORK FOR SKAWAHLOOK FN, RUNNING THE</u> RUBY CREEK ART GALLERY
	g Family Issues
☐ Lir	mited awareness – no children, no daily interaction with children
⊠ Go	ood Awareness – grown children/grandchildren or work/live with kids regularly
□ Int	imate Awareness – parent of school aged children
	S:
5. Previo	ous Board Experience
□ No	previous Board experience
☐ Sor	me previous Board experience, past appointments
₩ Exte	ensive Board experience, other current & past appointments
Details:	: FOUNDING BOARD MEMBER, PREVIOUS PRESIDENT AND ENTLY V. PRESIDENT OF HERITAGE CHILLIWACK SOCIE
6. Commu	unity Recreation
	involved in organized community recreation
	ved with community recreation groups or organizations
☐ Comporting	munity recreation leader – executive member of a sports club or recreation nization, involved in organizing community recreation initiatives

Details: NEW MEMBER OF COMMUNITIES





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4.	Are you available	to participate throughou	ut the year?
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YES	4
5. Other relevant information, if any:	
Iam on the planning conmittee for Her Annual conference-Happening May 2023 I have served will Heritage BC reviewing applications.	itage BC's in Chilliwack. award
Board Matrix Indicators on the following pages. 1. Community Leadership	
☐ No experience ☐ Some experience – community or school boards and other	er associations
Extensive experience – held public office, or served extensive executives, etc. Details: HERITAGE CHILLIWACK SOCIETY	
. Healthcare & Seniors' Issues	BUARD PICHE
☐ General awareness	ployment
Increased awareness through personal experience or em Intimately aware of healthcare and senior issues in the are	pioyment





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☐ Limited connection to local service groups
Member of some local service clubs or groups
Leader in local service groups or multiple representation
Details: MEMBER- COMMUNITIES IN BLOOM V.P+BOARD MEMBER HERITAGE CHILLIWACK
Community History
New resident (less than 2 years) with limited local connections
☐ More than 2 years residency, understanding of local issues
□ More than 10 years local history, deep connections
Details:
Economic Development
☐ No direct experience with economic development
Some economic development experience
☐ Extensive experience with economic development
Details:

□ No direct experience with economic development

☐ Extensive experience with economic development

Some economic development experience

Details:



RM



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11. Real Estate Experience

M	None, other than personal
	Some previous experience as a real estate investor
	Active and engaged participant in local real estate market
De	tails:
12. Co	mmunity Engagement
	None
	Some previous experience
,	Extensive experience, currently engaged ails: WORKED W/ WITHE CHILLIWCK BIA PROMOTING THE LLAGE CLASSIC CAR SHOW IN JUNE - RAN THE VINTAGE MAR
	ninistrative Experience
	None
M S	Some previous experience
	Extensive experience, currently engaged
Deta	ails:
14. Tour	ism Industry Experience
	one
□ S	ome previous experience
X E	xtensive experience, currently engaged
Detai	Is: SKAWAHLOOK FN-ADVENTURE PARK, RUBY CREEK ART GALLER
- NIN	IE YEARS TOURISM / HOTEL EXPERIENCE @ ROYAL HI

- WORKED WI TOURISM CHILLIWACK - DEVELOPED A HISTORIC

WALKING TOUR OF DIT. CHWK

Details: _

15. Entrepreneurship
□ None
☑ Some previous experience
— —
Details: <u>OWNED+ OPERATED A SUCCESSFUL FLOWER+ GII</u> BASKET BUSINESS IN COG
16. Business/Ops Management
□ None
Some previous experience
☐ Extensive experience, currently engaged
Details:
17. Corporate Experience
☐ No corporate experience
Some, or past, corporate experience
☐ Current, ongoing corporate relationships and experience
Details:
18. Education System
Low engagement, no special relationships
☐ Mid engagement - past teacher, parent of school aged children
☐ High engagement - Current teacher, SD Board member, PAC member





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anning
31

	VES
X	Mg direct experience with strategic planning
	Some economic development experience
	Extensive experience with economic development
De	etails: W/HERITAGE CHILLIWACK SOCIETY
20. Ar	nnual budgets
×	No direct experience with annual budgets
	Some economic development experience
	Extensive experience with economic development
D-	to lle.

For more information on our society and our operations, please visit our HBDS website at hopebc.ca





REPORT/RECOMMENDATION TO COUNCIL

DATE: February 17, 2023 FILE: 4200-20/2022

SUBMITTED BY: Branden Morgan, Deputy Chief Election Officer

MEETING DATE: February 27, 2023

SUBJECT: Notice of Failure to File a Disclosure Statement and

Disqualification – Sue Turgeon

PURPOSE:

In accordance with section 61 of the *Local Elections Campaign Financing Act* (LECFA), the designated local government officer must provide a report to Council at an open meeting on any individuals who become subject to disqualification penalties.

RECOMMENDATION:

THAT the report dated February 17, 2023, from the Deputy Chief Election Officer regarding Sue Turgeon's failure to file a disclosure statement and pay their late filing fee by the end of the late filing deadline on February 13, 2023, be received for information.

ANALYSIS:

A. Rationale:

On February 16, 2023, the District received notification that Sue Turgeon failed to file their disclosure statement and late filing fee as required by section 61(1)(b) of the LECFA by the late filing deadline of 4:30 p.m. on February 13, 2023.

As a result, Sue Turgeon has been disqualified from being nominated for, elected to or holding office on a local authority until after the next general local elections on October 17, 2026, as required by section 64(2)(b) of the LECFA. Sue Turgeon has been notified of their penalties by Elections BC.

B. Attachments:

Notification from Elections BC of the Notice of Failure to File and Disqualification

Prepared by: Approved for submission to Council:

Original Signed by Branden Morgan

Deputy Chief Election Officer

Original Signed by John Fortoloczky

Chief Administrative Officer

Branden Morgan

From: Barnes, Adam EBC:EX <Adam.Barnes@elections.bc.ca>

Sent: February 16, 2023 6:03 PM

To: Branden Morgan

Cc: EBC Investigations EBC:EX

Subject: Local Elections Campaign Financing Act section 61 notice - failure to file disclosure

statement

Caution! This message was sent from outside your organization.

Allow sender Block sender

Dear Branden Morgan,

As required by section 61(1)(b) of the *Local Elections Campaign Financing Act* (LECFA), this is notice that the following candidate failed to file their disclosure statement and late filing fee as required under LECFA by February 13, 2023:

Sue Turgeon

The candidate:

- Is disqualified from being nominated for, elected to or holding office on a local authority until after the next general local elections on October 17, 2026, as required by section 64(2)(b) and
- · Has been notified of their penalties.

These penalties are required by LECFA and Elections BC has no ability to waive or alter them. The candidate was notified that these penalties would apply if they failed to meet their filing obligations under the Act.

The disqualification list will be available on the Elections BC website at https://elections.bc.ca/local-elections/local-candidates/disqualification-lists/.

Section 61(2) of LECFA requires that your authority prepare a report respecting the section 61(1)(b) disqualification notice, and present it at an open meeting as soon as practicable.

If you have any questions, please do not hesitate to contact our office at investigations@elections.bc.ca.

Sincerely,

Adam Barnes

Director, Investigations

Elections BC

Pronouns: he, him, his Phone: 778-974-3316

Location: Suite 100 – 1112 Fort St, Victoria Email: adam.barnes@elections.bc.ca Website: www.elections.bc.ca



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 21, 2023

SUBMITTED BY: Director of Corporate Service

MEETING DATE: February 27, 2023

SUBJECT: Appointment of Deputy Fire Chief

PURPOSE:

The purpose of this report is to declassify the In Camera resolution regarding the appointment of a Deputy Fire Chief.

RECOMMENDATION:

Recommended Resolution:

THAT Council declassify the February 13, 2023 In Camera resolution:

THAT Council appoint Joshua Westcott as the District of Hope Deputy Fire Chief as of March 6, 2023.

ANALYSIS:

A. Rationale:

The appointment of a Deputy Fire Chief must be done via a Council appointment, which was done during an In Camera Meeting to discuss labour relations. Council also resolved to declassify this information to the public.

B. Budget Implications

The 2023 budget reflected the wage for this position.

Prepared by: Approved for submission to Council:

Original Signed by Donna Bellingham Original Signed by John Fortoloczky

Donna Bellingham John Fortoloczky

Director of Corporate Services Chief Administrative Officer



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 22, 2023

SUBMITTED BY: Director of Operations

MEETING DATE: February 27, 2023

SUBJECT: District of Hope Zoning Amendment Bylaw No. 1542, 2023

Re: Rezone the Properties at 21636 and 21696 Thacker

Mountain Road

PURPOSE:

The purpose of this report is to provide Council with information related to the feasibility of boulevard parking in the immediate vicinity of the subject rezoning application.

RECOMMENDATION:

THAT Council receive the report dated February 22, 2023 from the Director of Operations regarding boulevard parking in the immediate vicinity of 21636 and 21696 Thacker Mountain Road, as information.

ANALYSIS:

A. Rationale:

Strictly speaking, unless noted otherwise, boulevard parking is prohibited in the District of Hope (see highlighted sections of the attached traffic bylaw). Regardless of the bylaw, boulevard parking does occur throughout the community and is not enforced. Most roads are not comprehensively signed "no parking" as to do so would be cost prohibitive and insufficient resources exist to effectively monitor and enforce. That being said, if there are areas in the community where the existence of boulevard parking could create undue hardship to road users, or would perpetuate a safety hazard, the District could sign these locations accordingly and enforce the bylaw.

In the opinion of the Director of Operations, the area immediately adjacent to the proposed development is not conducive to boulevard parking for the following reasons:

1. In most adjacent areas, insufficient boulevard exists to facilitate parking off of the travelled portion of Thacker Mountain Road, largely a result of either an open ditch, or a steep embankment.

2. Where sufficient room for boulevard parking may exist, the location is either in conflict with or too close to an established driveway or could constitute a sightline hazard due to proximity of the curve in the road.

B. Policy (Existing/Relevance/None):

OCP Policies:

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

C. Attachments

District of Hope Traffic Bylaw No. 17/95 Excerpts

Prepared by: Approved for submission to Council:

<u>Original Signed by Kevin Dicken</u> Director of Operations Original Signed by John Fortoloczky
Chief Administrative Officer



THE DISTRICT OF HOPE BYLAW NO. 17/95

District of Hope Traffic Bylaw

WHEREAS, pursuant to relevant sections of the *Motor Vehicle Act* RSBC 1996, and Part 3, Division 5 of the *Community Charter*, the Council is authorized to regulate traffic and the use of highways within the municipality;

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

1. TITLE

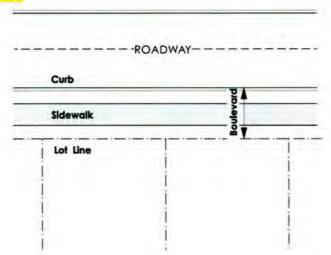
1.1 This bylaw may be cited as "Traffic Bylaw No. 17/95"

2. INTERPRETATION (AM#1307)

2.1 In this bylaw, unless the context otherwise requires, the definitions contained in the "Motor Vehicle Act" shall apply.

2.2 In this bylaw:

(AM #1341)"Boulevard" means that portion of any highway between the lot line and the traveled portion of a highway, including, but not limited to, curbs, sidewalks, ditches, and bicycle paths. For guidance see Diagram 1 – Example of a Boulevard:



4.11 Parking Prohibitions

- (a) Except when necessary to avoid conflict with traffic or to comply with the law or the direction of a Peace Officer, Bylaw Enforcement Officer or traffic control device, no person shall stop or park a vehicle:
 - (i) on a sidewalk or boulevard,
 - (ii) in front of a public or private driveway,
 - (iii) within an intersection,
 - (iv) within five (5) metres of a fire hydrant,
 - (v) on a crosswalk,
 - (vi) within six (6) metres of the approach side of a crosswalk,
 - (vii) within six (6) metres of any flashing beacon, stop sign or other traffic control signal located at the side of a roadway.
 - (viii) within six (6) metres either side of the entrance to any hotel, theatre, public meeting place, dance hall, fire hall or playground,
 - (ix) within sixteen (16) metres of the nearest rail of a railway crossing,
 - (x) upon any highway for the principal purpose of, but not limited to, the following:
 - (1) displaying a vehicle for sale,
 - advertising, greasing, painting, wrecking, storing or repairing any vehicle except where repairs are necessitated by an emergency,
 - (3) displaying signs, or
 - (4) selling flowers, fruit, vegetables, seafoods, or other commodities or articles,
 - (xi) alongside or opposite a street excavation or obstruction when stopping, standing or parking tends to obstruct traffic,
 - (xii) on the roadway side of a vehicle stopped or parked at the edge or curb of a street,
 - (xiii) upon a bridge or other elevated structure upon a highway or within a highway tunnel,



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

DATE: February 21, 2023 FILE: LDP 3/23

SUBMITTED BY: Jas Gill, Director of Community Development

MEETING DATE: February 27, 2023

SUBJECT:

GEOTECHNICAL HAZARD AND FLOOD & EROSION
HAZARD DEVELOPMENT PERMIT
66620 KERELUK ROAD
T. MILLS, STATTONROCK CONSTRUCTION (AGENT)

PURPOSE:

To obtain Council's approval to issue the required Development Permits (DP) in order for the owners to build a single family dwelling on the property at 66620 Kereluk Road.

RECOMMENDATION:

THAT a District of Hope Geotechnical Hazard and Flood & Erosion Hazard Development Permit be approved for the property legally described as Lot 30 District Lot 56 Yale Division Yale District Plan 10113; PID 009-592-610 for the construction of a single family dwelling subject to the District of Hope receiving satisfactory certified reports from the qualified professionals confirming a site-specific safe building envelope for the property at 66620 Kereluk Road; and

FURTHER THAT the Director of Community Development be authorized to endorse the Geotechnical Hazard and Flood & Erosion Hazard Development Permit and required covenant document; and

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 27, 2025; and

FURTHER THAT for the purposes of Section 504 of the Local Government Act, "substantially start any construction" shall mean the placement of the foundation for single family dwelling as certified safe by a qualified professional.

ANALYSIS:

A. Rationale:

Flood and Erosion Development Permit (DP) – As identified in the District of Hope Official Community Plan (OCP) Bylaw 1378, the subject property is in the Moderate-High Floodplain Hazard. As per the OCP, no new development shall be permitted unless certified safe for the intended use by a Qualified Professional. The owners are required to retain the services of a professional to review the site and determine safe building locations. Once a report satisfactory to the District of Hope has been obtained the property owner will be required to place a covenant on the property title saving the District of Hope harmless.

Geotechnical Hazard DP - The property at 66620 Kereluk Road also falls within the High Geotechnical Hazard Development Permit area. In order to safely construct a single-family dwelling and permitted accessory structures on the property, the owners at their expense are required to obtain a site-specific hazard assessment certified by a geotechnical engineer or geo scientist. As part of the assessment the qualified professional will determine a safe building site and any other requirements in order to ensure that this property is safe for the intended use. Once a report satisfactory to the District of Hope has been obtained, the property owner will be required to place a covenant on the property title.

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

The applicant has received an email dated January 3, 2023 from Madrone Environmental Services Ltd confirming that "all development will occur outside of the Streamside Protection and Enhancement Areas (SPEAs) of the watercourses and therefore a separate Streamside Protection Development Permit or additional QEP letter outlining this will not be required."

B. Official Community Plan (OCP) Bylaw 1378

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

- 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 on a very micro-level moves Hope towards our vision and goals for success and sustainability as it is a goal to manage to protect people and property from natural hazard. The objective is to regulate development in areas with natural hazards in order to mitigate risk and this is achieved through the prescribed Flood & Erosion and Geotechnical Hazard Development Permit Guidelines.
- 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 mitigates risk and liability.
- 3. Will it provide a good return on investment?
 - From a residential tax base perspective, it will provide a return on investment once the improvements are placed on the property.

C. Attachments:

- Location and Zoning Map Excerpt
- Flood & Erosion Hazard Map Excerpt
- Geotechnical Hazard Map Excerpt
- OCP Land Use Map Excerpt

D. **Property Information:**

1) Civic Address: 66620 Kereluk Road

2) Legal Description: Lot 30 District Lot 56 YDYD Plan 10113

3) PID Number: 009-592-610

4) Current Zoning: Single Family Residential (RS-1)

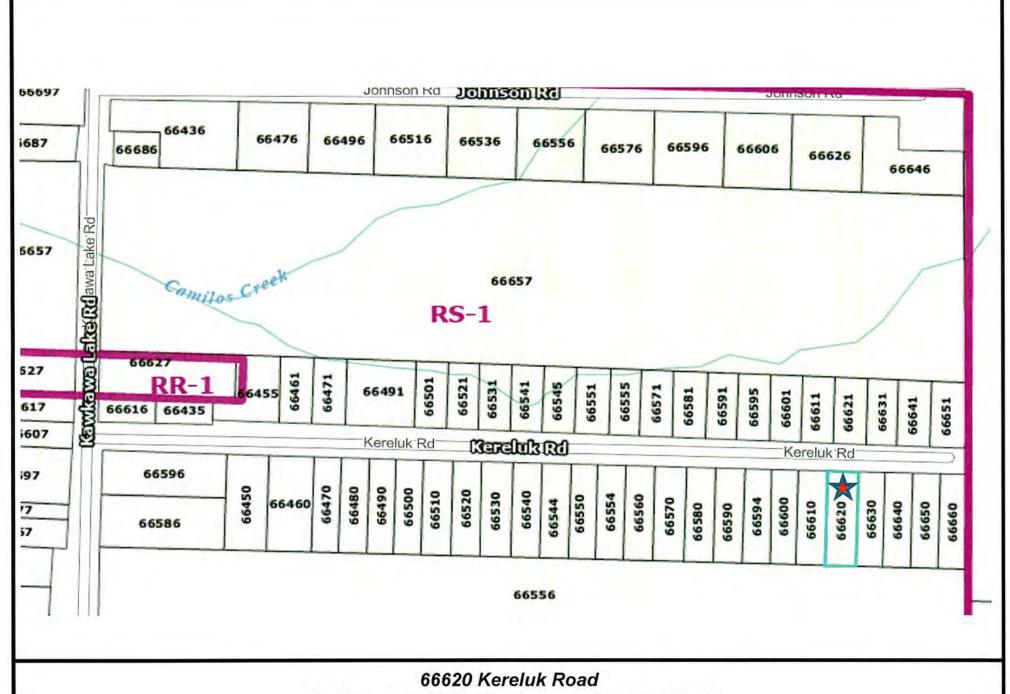
5) Current OCP Designation: Urban/Suburban Residential

Prepared by: Approved for submission to Council:

Original Signed by Jas Gill

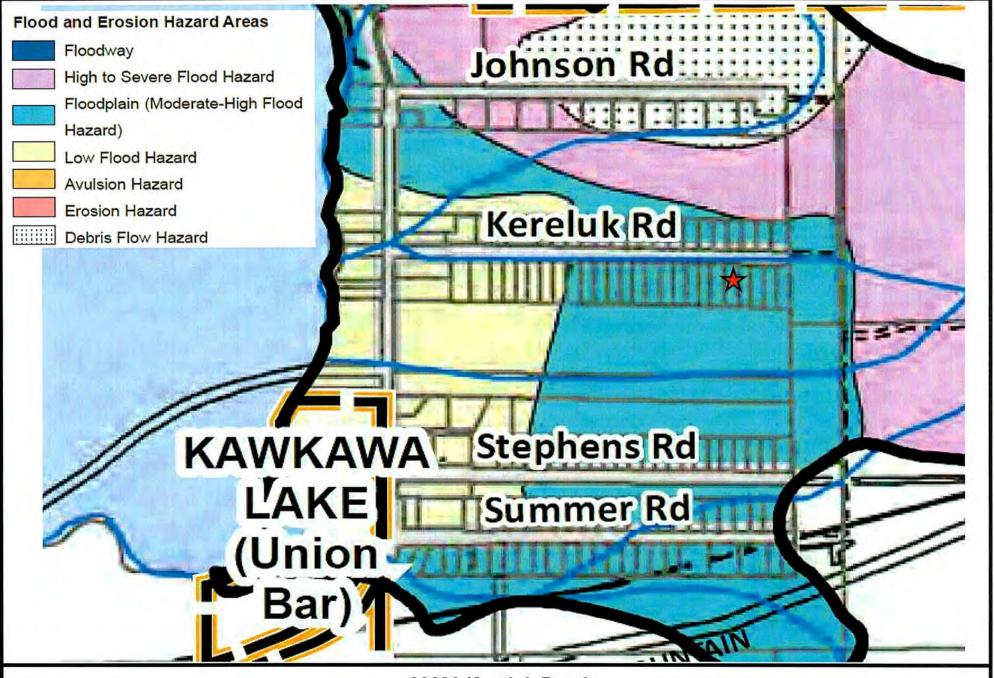
Original Signed by John Fortoloczky

Director of Community Development Chief Administrative Officer



Applicant: T. Mills (Stattonrock Construction)

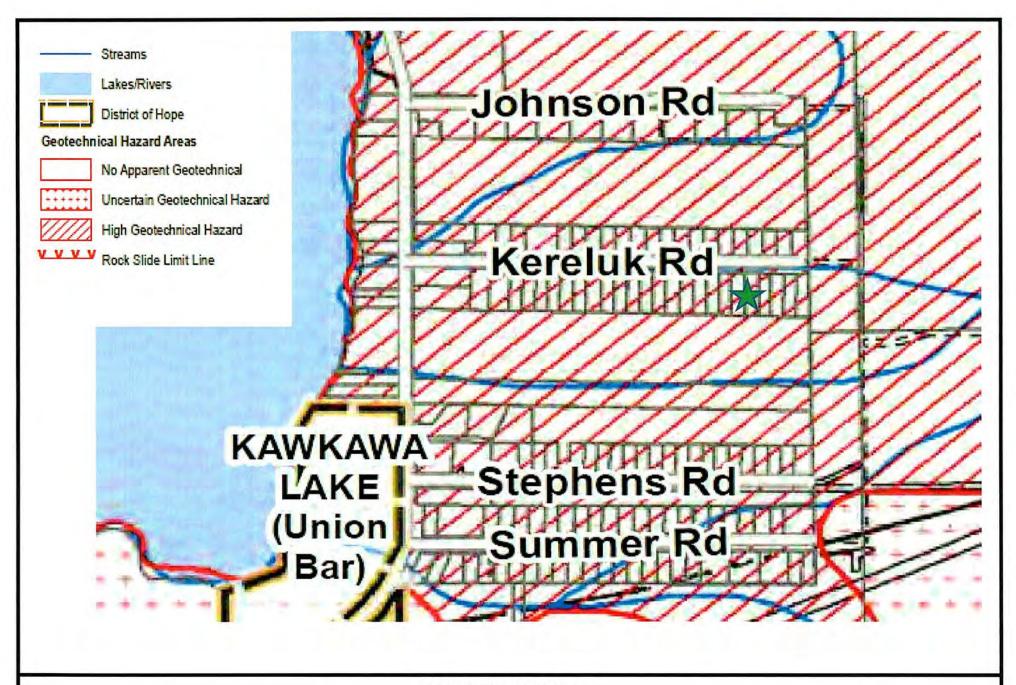
Location & Zoning Map Excerpt



66620 Kereluk Road

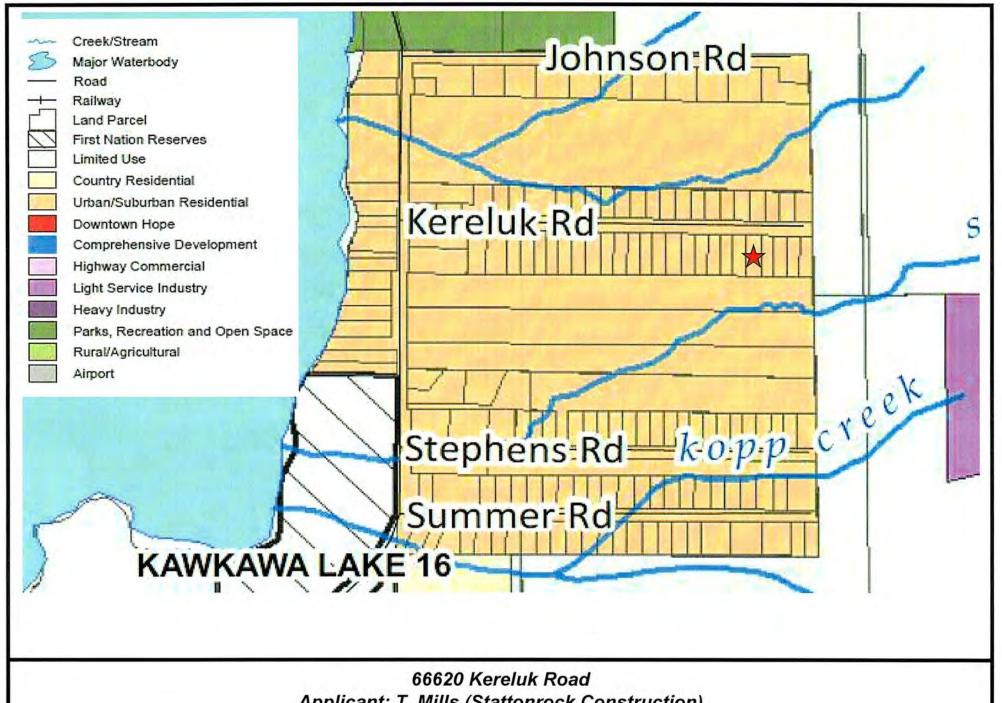
Applicant: T. Mills (Stattonrock Construction)

Flood & Erosion Hazard Map Excerpt



66620 Kereluk Road Applicant: T. Mills (Stattonrock Construction)

Geotechnical Hazard Map Excerpt



Applicant: T. Mills (Stattonrock Construction)

OCP Land Use Map Excerpt



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

DATE: February 21, 2023 **FILE:** LDP 1/23

Bylaws 1545 & 1546

SUBMITTED BY: Jas Gill, Director of Community Development

MEETING DATE: February 27, 2023

SUBJECT: RE-DESIGNATE AND REZONE THE PROPERTY AT

22555 TRANS-CANADA HIGHWAY; D. & M. SHAW

PURPOSE:

To obtain Council's authorization for staff to proceed with the legislative process to redesignate and rezone the property at 22555 Trans-Canada Highway to allow for a future two lot subdivision.

RECOMMENDATION #1:

THAT District of Hope Official Community Plan Amendment Bylaw No.1545, 2023 be given first and second readings in order to redesignate the land use designation in the Official Community Plan the property legally described as Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Limited Use to Country Residential; 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*.

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding Official Community Plan Amendment Bylaw No.1545, 2023 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 Zoning Amendment Bylaw No. 1546, 2023 be given first and second readings in order to rezone the property legally Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Rural (RU-1) to Country Residential (CR-1) 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:

<u>Proposal</u> – The applicant is proposing to rezone the subject 9.437 hectare (~23.32 acre) parcel from the Rural (RU-1) Zone to Country Residential (CR-1) in order to allow for a two lot subdivision of the land.



Background – The subject property is located near the northern boundary of the District of Hope and has a single access and egress off the Trans-Canada Highway. The southernly most property boundary is bound by the Trans-Canada Highway. The nearby land uses in and around the property are as follows: the neighboring property to the south is a Rural zoned residence; and the lands to the north and west are crown lands.

The subject property currently has a one family residence with related accessory buildings on the property. If the land is successfully rezoned, the applicants would like to create one 1.085 hectare (~2.68 acre) parcel by subdividing the property.

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 Limited Use and technically a Country Residential zone is not supported in accordance with the OCP Table of Concordance; however, Council should consider that available lands are limited within the municipal boundaries and that additional Country Residential lands will need to be created. In order for the rezoning to occur, the Land Use Designation in the OCP needs to change to Country Residential.

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 would need to create onsite services for an intended subdivision. The driveway access is in the jurisdiction of the Ministry of Transportation and Infrastructure.

<u>Development Permit</u> – For Council's purposes, if a successful rezoning is achieved and the applicants apply to subdivide the property into two lots, a Geotechnical Hazard Development Permit (DP) determining a safe building site on the new lot created and a covenant registered on the property title will be required.

B. Official Community Plan (OCP) Bylaw 1378

From the OCP this proposal could address three aspects of Hope's agricultural, rural and resource lands community goals:

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

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? Is it aligned with our OCP objectives and policies?
 - This development on a micro-level moves Hope towards our vision and goals for success and sustainability.
- 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 a residential tax base perspective, it will provide a return on investment once the property has been rezoned, subdivided and improvements are placed on the new lot created.

C. Attachments:

- 1. Location & Zoning Map Excerpt
- 2. OCP Land Use Map Excerpt
- 3. Geotechnical Hazard Map Excerpt
- 4. Rural (RU-1) Zone
- 5. Country Residential (CR-1) Zone
- 6. OCP & Zoning Amendment Bylaws 1545 & 1546

D. Property Information:

1) Civic Address: 22555 Trans-Canada Highway

Page 4 of 4

2) Legal Description LS 21 Sec 21 TWP 5 RGE 26 W6M YDYD Except Parcel A (N23340F)

3) PID Numbers: 014-651-530
4) Current Zoning: Rural (RU-1)
5) OCP Designation: Limited Use

Prepared by:

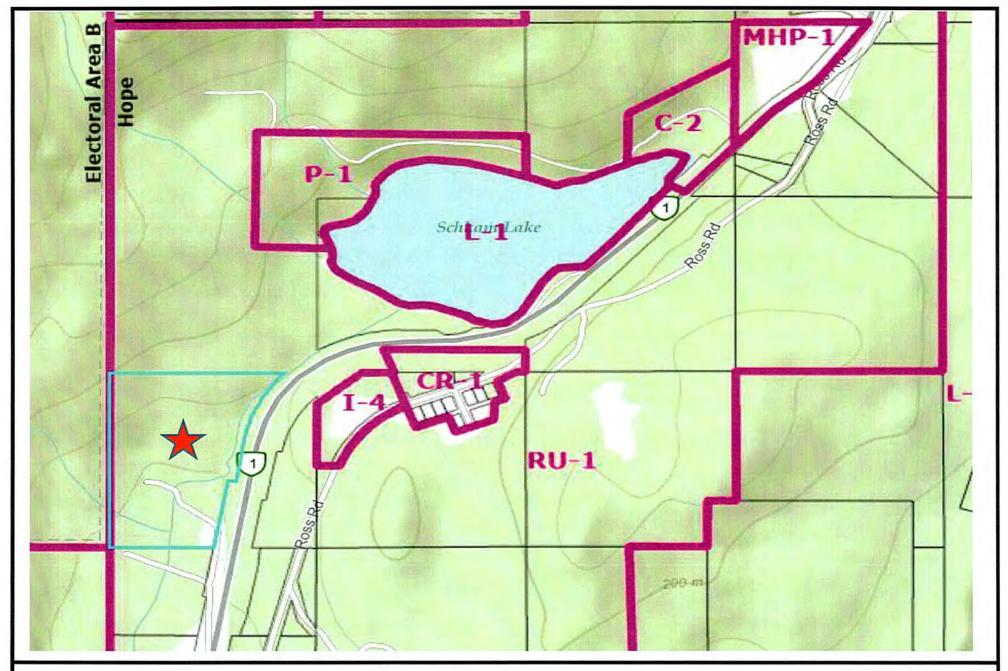
Approved for Submission to Council:

Original Signed by Jas Gill

Original Signed by John Fortoloczky

Director of Community Development

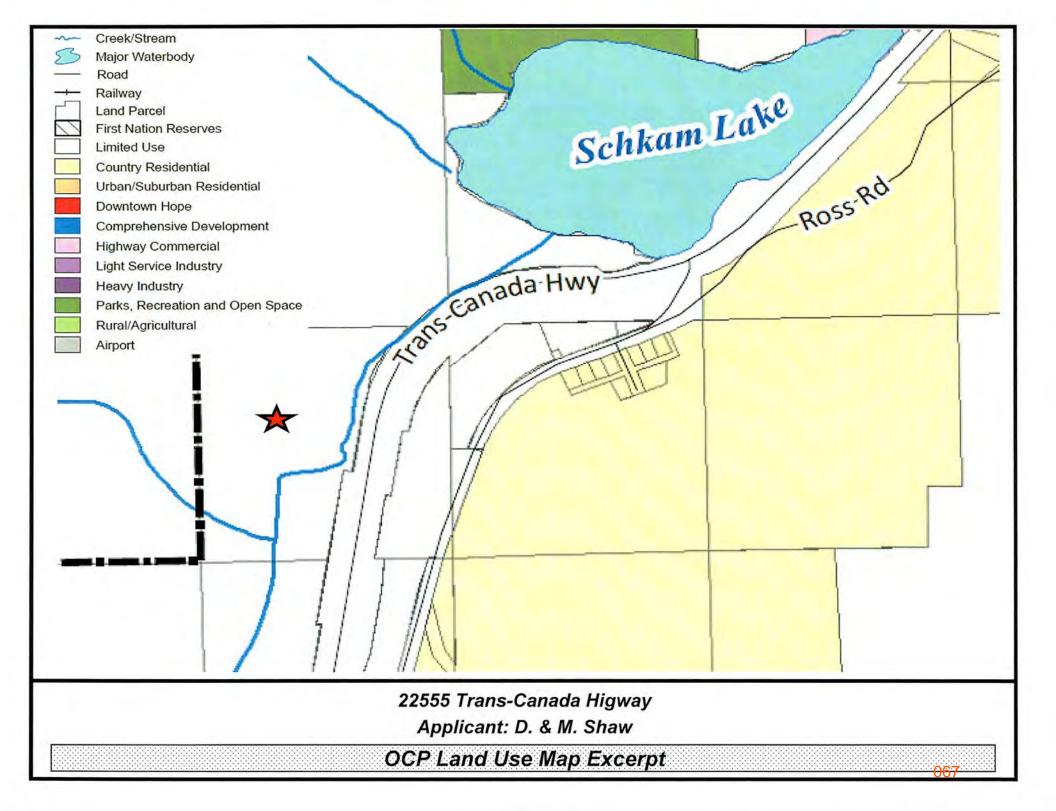
Chief Administrative Officer

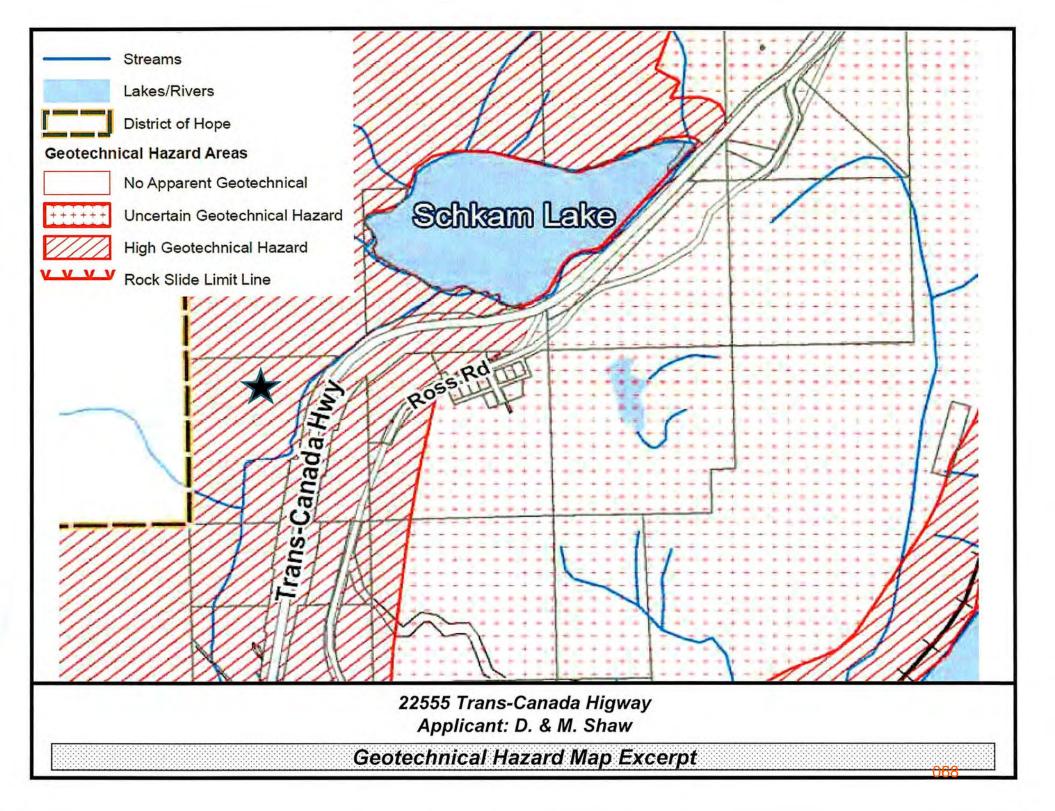


22555 Trans-Canada Higway Applicant: D. & M. Shaw

Location & Zoning Map Excerpt

166





9.3 RURAL (RU-1) ZONE

9.3.1 PURPOSE

.1 The purpose of this *zone* is to identify lands which, by reason of their resource potential, predominant large *parcels*, general anability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low *density* rural uses.

9.3.2 PERMITTED USES

- 1 The following principal uses and no others shall be permitted:
 - a) Agricultural use;
 - b) Golf course;
 - c) Gravel and rock sorting, screening and crushing;
 - d) Hobby farm;
 - e) Kennel;
 - f) Nursery;
 - g) One family residence or mobile home;
 - h) Outdoor recreation;
 - i) Primary processing of forestry products;
 - Medical Marihuana Production Facility (AM#1343).
- 2 The following shall be permitted as accessory uses:
 - a) Accessory buildings or structures;
 - b) Accessory produce sales;
 - c) Animal shelters;
 - d) Bed and breakfast;
 - e) Home based business;
 - f) Kennel;
 - g) Outdoor storage;
 - h) Secondary dwelling, employee residence or mobile home. (AM#1352)

9.3.3 CONDITIONS OF USE

- .1 On a parcel there shall be no more than:
 - a) 1 one family residence or mobile home; and
 - b) 1 secondary dwelling, employee residence or mobile home as an accessory use. (AM#1352)
- .2 A golf course shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 A hobby farm shall be limited to parcels with a minimum lot area of 0.8 hectares (2 acres) or larger;
- .4 On a hobby farm the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .5 On a hobby farm the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .6 Buildings or structures for housing animals associated with a hobby farm shall be subject to the accessory building or structure setback conditions as stated in this zone.

- .7 Operation of a kennel or the keeping of animals shall be in accordance with the <u>District of Hope</u> Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .8 All mobile homes shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .9 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)
- .10 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .11 The retail area of accessory produce sales including buildings and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .12 All animal shelters shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .13 A bed and breakfast shall be limited to 3 sleeping units.
- .14 All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .15 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .16 A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.
- .17 A Medical Marihuana Production Facility shall be subject to the Medical Marihuana Production Facility Use Regulations of this bylaw. (AM#1343)

9.3.4 REQUIREMENTS FOR SUBDIVISION

.1 The minimum lot area for a parcel created by subdivision shall be 4 hectares (~10 acres).

9.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

.1 Site coverage, building height and setbacks shall be provided in accordance with following table:

Site Coverage, Building Height and Setbacks for Rural (RU-1) Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1343)
Maximum Site Coverage	No ma	aximum
Maximum Building Height	No ma	aximum
Setback Requirement From Any Lot Line:	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A kennel or other structure keeping household animals that is not completely enclosed by a sold fence at least 2 metres (~7 feet) in height, except for runs, shall be setback a minimum of 50 metres(~164 feet) from all interior side lot lines and the rear lot lines of the parcel. (AM #1352)
- .3 Where a kennel or other structure keeping household animals is completely enclosed by a sold fence at least 2 metres (~7 feet) in height, including runs, shall be setback a minimum of 30 metres(~97.5 feet) from all interior side lot lines and the rear lot lines of the parcel. (AM #1352)

9.3.6 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.

9.3.7 SPECIAL REGULATIONS

.1 N/A

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.

HOPE

COUNTRY RESIDENTIAL

9.4 COUNTRY RESIDENTIAL (CR-1) ZONE

9.4.1 PURPOSE

.1 The purpose of this zone is to identify lands which, by reason of adequate drainage, sufficient supply of potable water, availability of adequate sewage disposal, proximity to urban services and freedom from hazardous conditions, are suited for rural residential use and hobby farms.

9.4.2 PERMITTED USES

- .1 The following principal uses and no others shall be permitted:
 - a) Hobby farm;
 - b) Nursery;
 - c) One family residence or mobile home.
- .2 The following shall be permitted as accessory uses:
 - a) Accessory buildings or structures;
 - b) Accessory produce sales;
 - c) Bed and breakfast;
 - d) Home based business:
 - e) Secondary dwelling, employee residence or mobile home. (AM#1352)

9.4.3 CONDITIONS OF USE

- .1 On a parcel there shall be no more than:
 - a) 1 one family residence or mobile home; and
 - b) 1 secondary dwelling, employee residence or mobile home as an accessory use. (AM#1352)
- .2 A hobby farm shall be limited to parcels with a minimum lot area of 0.8 hectares (2 acres) or larger;
- .3 On a hobby farm the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a hobby farm the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .5 Buildings or structures for housing animals associated with a hobby farm shall be subject to the accessory building or structure setback conditions as stated in this zone.
- .6 All mobile homes shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .7 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of accessory produce sales including buildings and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- 9 All animal shelters shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A bed and breakfast shall be limited to 3 sleeping units.
- .11 All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .12 A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

HOPE

COUNTRY RESIDENTIAL

.13 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)

REQUIREMENTS FOR SUBDIVISION

- .1 The minimum lot area for a parcel created by subdivision shall be:
 - a) 0.4 hectares (~1 acre) where there is either a community water system or a community sanitary sewer system or BOTH available to service the parcel;
 - b) 1 hectare (~2.5 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.

9.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

.1 Site coverage, building height and setbacks shall be provided in accordance with following table: Site Coverage, Building Height and Setbacks for CR-1 Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1352)
Maximum Site Coverage	No Maximi	um (AM#1352)
Maximum Building Height	10 metres (~33 feet)	10 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)
Exterior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)

9.4.6 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.

9.4.7 SPECIAL REGULATIONS

.1 N/A

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.



DISTRICT OF HOPE BYLAW NO. 1545

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

 This Bylaw may be cited for all purposes as the "District of Hope Official Community Plan Amendment Bylaw No. 1545, 2023".

ENACTMENT

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

Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans-Canada Highway

as shown on Schedule "A" attached to and forming part of this bylaw is hereby redesignated from Limited Use to Country Residential and Map 5 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first time this XX day of XXXXX, 2023.

Read a second time this XX day of XXXXX, 2023.

Advertised in the Hope Standard Newspaper XXXXX XX, 2023 and XXXXX XX, 2023.

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

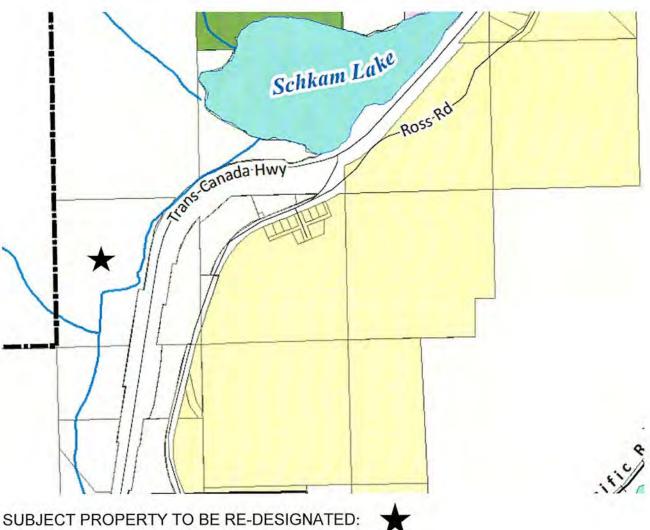
Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor Director of Corporate Services

DISTRICT OF HOPE **BYLAW NO. 1545** SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP





FROM:

LIMITED USE

TO:

COUNTRY RESIDENTIAL

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1545, 2023"

Mayor

Director of Corporate Services

Official Community Plan Amendment Bylaw 1545, 2023 Page 2 of 2



DISTRICT OF HOPE BYLAW NO. 1546

A Bylaw to amend the District of Hope Zoning Bylaw No. 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 rezoning a specific parcel of land;

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

CITATION

 This Bylaw may be cited for all purposes as the "District of Hope Zoning Amendment Bylaw No. 1546, 2023".

ENACTMENT

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

Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans-Canada Highway

as shown on Schedule "A" attached to and forming part of this bylaw is hereby rezoned from Rural (RU-1) to Country Residential (CR-1) 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 time this XX day of XXXXX, 2023.

Read a second time this XX day of XXXXX, 2023.

Advertised in the Hope Standard Newspaper XXXXX XX, 2023 and XXXXX XX, 2023.

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

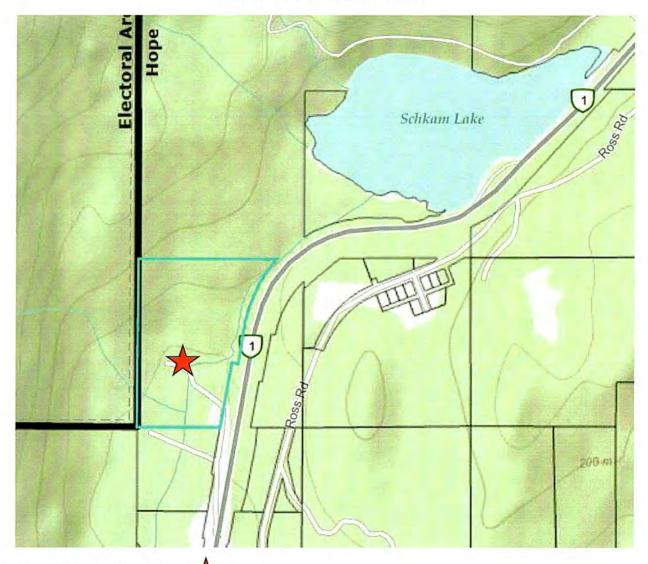
Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor	Director of Corporate Services

DISTRICT OF HOPE BYLAW NO. 1546 SCHEDULE "A"

ZONING AMENDMENT MAP



SUBJECT PROPERTY:

REZONED FROM: RURAL (RU-1)

TO: COUNTRY RESIDENTIAL (CR-1)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1546, 2023"

Mayor Director of Corporate Services

Zoning Amendment Bylaw 1546, 2023 Page 2 of 2



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 21, 2023 FILE: LDP 6/23

SUBMITTED BY: Jas Gill, Director of Community Development

MEETING DATE: February 27, 2023

SUBJECT: RETAIL SALE OF CANNABIS LICENCE

740A FRASER AVENUE

ARYON HOLDINGS CORPORATION (S. DANG)

PURPOSE:

To obtain Council's authorization to proceed with gathering the views of the public and assessing the general impact of the proposed cannabis store at 740A Fraser Avenue and to provide an official recommendation of Council for the consideration of the licence to the Liquor & Cannabis Regulation Branch (LCRB).

RECOMMENDATION

THAT Council authorize staff to gather views of residents/businesses in a 50 metre radius from the subject property at 740A Fraser Avenue for the consideration of an application for Non-Medical Cannabis Retail Store (CRS) licence; and

FURTHER THAT A Public Hearing be held in order to provide the public with the opportunity to express their views and comments.

ANALYSIS:

A. Rationale:

<u>Proposal</u> – The applicant is proposing to open a cannabis retail store in the mixed use building located at the corner of Commission Street and Fraser Avenue. The assigned civic address for the physical retail space is 740A Fraser Avenue. The applicant already holds a licence for a cannabis retail store in Dawson Creek. Technically, the applicant is relocating the licence to 740A Fraser Avenue. The District policy does not vary the process for relocating a licence or applying for a new licence.

<u>Background</u> – On May 9, 2022, District of Hope Council adopted Bylaw 1443 which amended District of Hope Zoning Bylaw to allow the retail sale of cannabis in certain zones and under certain conditions. The subject property is zoned Downtown Commercial (CBD) which does allow the retail sale of cannabis. The Conditions of Use in Bylaw 1443 state:

"The retail sale of cannabis must meet the following property to property proximity setbacks:

- 100 metres from both the Parks and Recreation (P-1) zone and Institutional (P-2) zone;
- 100 metres from a Day Care holding a valid District of Hope Business Licence;
 and
- 400 metres from an existing cannabis retailer."



As reported to Council on November 14, 2022, the location of this new business complies with the day care and existing retailer cannabis setback requirement, but falls short of meeting the 100 metre setback requirement from P-2 zone properties, in this case the Christ Church property at 681 Fraser Avenue. The proposal also falls short on the required off street parking requirement. Bylaw 1443 states that that the minimum number of off street parking spaces required for the retail sale of cannabis is 1 per 20

square metres of floor area, excluding any storage area. The total number of parking stalls required for this business proposal equates to three (3) parking stalls.

On December 12, 2022, Council passed a resolution to vary the 100 metre property to property setback requirement for the P-2 zone to 70 metres and relax the three required off street parking stalls to on street parking stalls in order to lawfully accept and process a retail sale of cannabis license application through the Province of BC, Liquor & Cannabis Regulation Branch (LCRB).

<u>Public Consultation</u> – Signage, an ad in one issue of the local newspaper and the Public Hearing will be conducted according to the Cannabis & Liquor Licencing Policy.

<u>Fit and Proper Assessment</u> – According to the LCRB website: "Once the local government or Indigenous Nation accepts an application for consideration, the LCRB begins the fit and proper assessment. The fit and proper assessment may include security screening and financial integrity checks to assess the suitability of the applicant." This process can proceed simultaneously with the local government process.

<u>Additional Information</u> – If successful, a subsequent building permit for tenant improvements would be required and a valid business licence obtained.

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 one Commercial goal:

- Create jobs that contribute to the diversity and strength of the local economy.
- Help to attract visitors to the community.
- 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 LCRB Regulations and the District of Hope Cannabis & Liquor Licencing Policy.

3. Will it provide a good return on investment?

The proposal provides opportunity to introduce a new industry into the District of Hope. Further, if established, the store would provide employment opportunity within the community.

C. Attachments:

- Zoning & Location Map Excerpt
- OCP Land Use Map Excerpt
- Proposed Site Plan
- Floor Plan

D. **Property Information:**

1) Civic Address: 740A Fraser Avenue

2) Legal Description: Lot A Sec 9 TWP 5 RGE 26 W6M YDYD Plan 12379

3) PID Number: 006-639-062

4) Current Zoning: Downtown Commercial (CBD)

5) Current OCP Designation: Downtown Hope

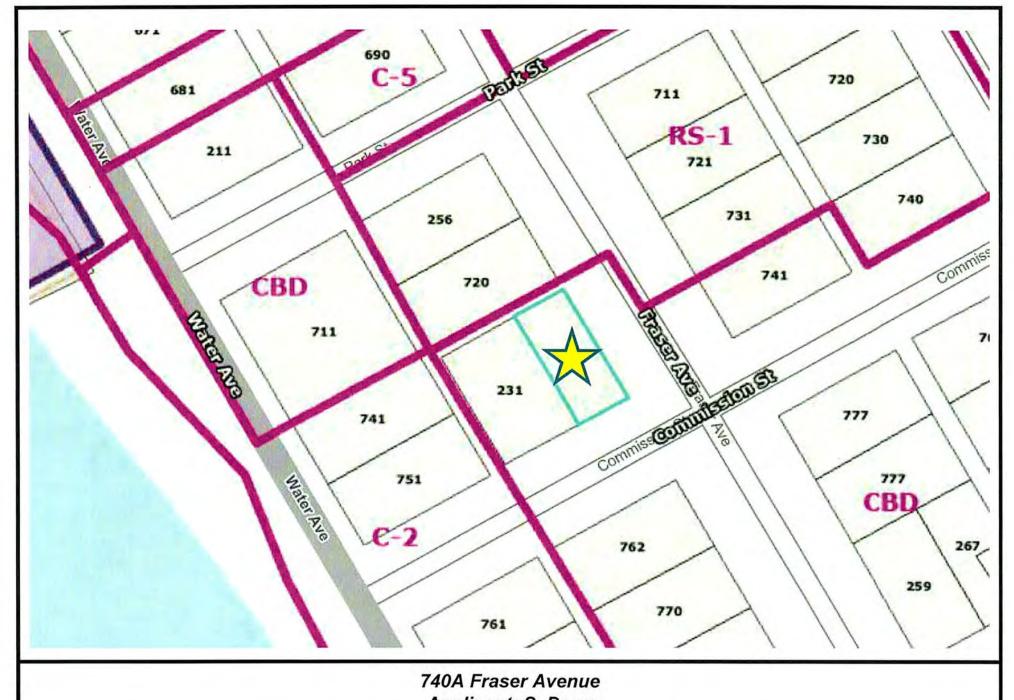
Prepared by: Approved for submission to Council:

Original Signed by Jas Gill

Director of Community Development

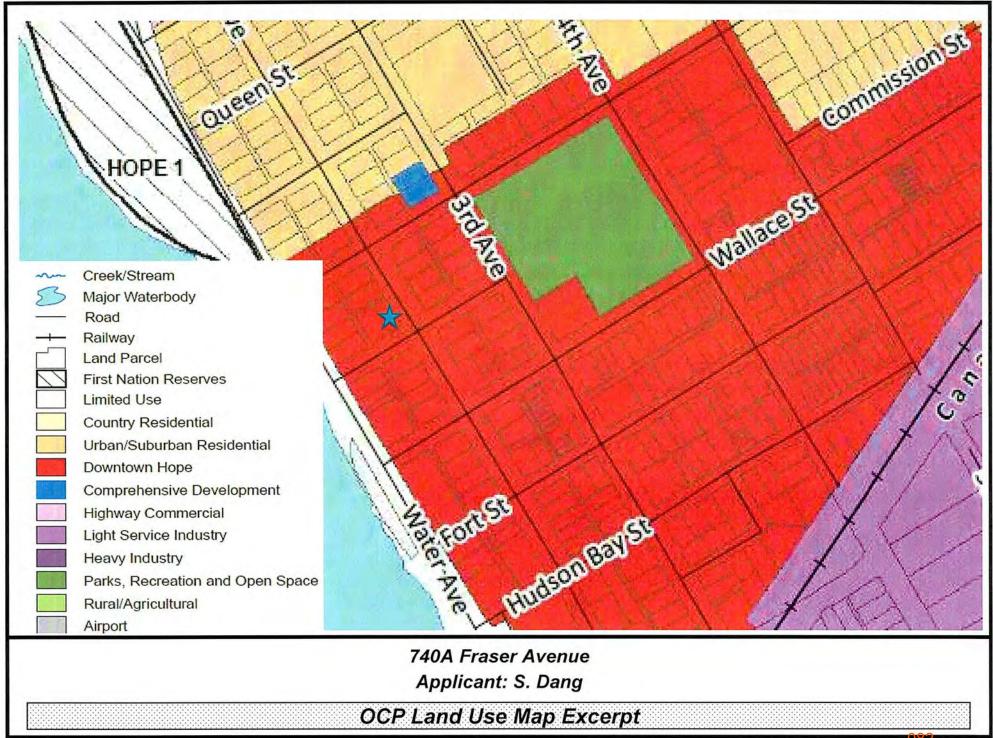
Chief Administrative Officer

Director of Community Development Chief Administrative Officer

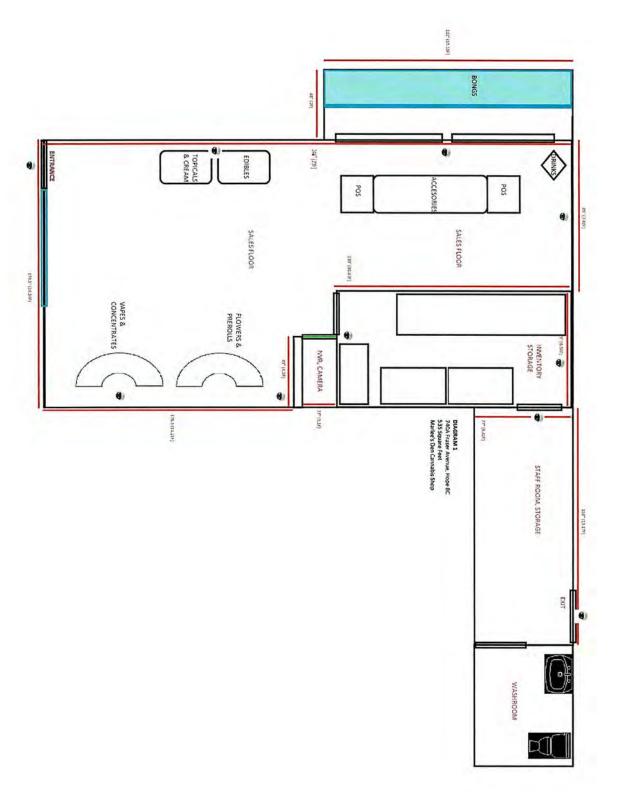


Applicant: S. Dang

Location & Zoning Map Excerpt









DISTRICT OF HOPE **BYLAW NO. 1549, 2023**

A bylaw to adopt the Financial Plan for the years 2023 - 2027

WHEREAS Section 165 of the Community Charter requires the District to annually prepare and adopt a 5 Year Financial Plan, by bylaw; and

WHEREAS expenditures not provided for in the financial plan or the financial plan as amended, are not lawful except in the event of an emergency;

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

1. Citation:

This bylaw may be cited for all purposes as the "District of Hope 2023 - 2027 Financial Plan Bylaw No. 1549, 2023".

2. Objectives and Policies:

- Schedule "A", attached to and forming part of this bylaw, sets out the objectives and policies for the period January 1, 2023 to December 31, 2027.
- Schedule "B", attached to and forming part of this bylaw, outlines the Financial Plan for 2023 to 2027.

3. Consultation:

Pursuant to Section 166 of the Community Charter, a public consultation meeting was held on the 22nd day of February, 2023.

Read a first, second and third time this 13th day of February, 2023.

Adopted this XX day of February, 2023.

Mayor

Director of Corporate Services

Schedule "A"

Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes; and
- (c) The use of permissive tax exemptions.

Over the five-year period of the financial plan, the taxation requirement is estimated to increase annually by a growth factor of (4 - 8%) which covers increases in cost-of-living expenses and increases to contributions to reserves.

The current financial plan provides for \$10,021,000 to be generated from District of Hope property tax base for General Government, Infrastructure Reserve and Policing purposes.

The District has various objectives or policies that govern and affect the budget process and include:

Revenue Objective

- (a) The District will review fees/charges annually to ensure that they keep pace with changes in the cost-of-living as well as changes in the methods or levels of service delivery;
- (b) The District will actively pursue alternative revenue sources to help minimize property taxes;
- (c) The District will consider market rates and charges levied by other public and private organizations for similar services in establishing rates, fees and charges;
- (d) The District will establish cost recovery policies for fee-supported services. The Policies will consider whether the benefits received from the service are public and/or private;
- (e) The District will establish cost recovery policies for services provided for other levels of government;
- (f) General Revenues will not be dedicated for specific purposes, unless required by law or Canadian Public Sector Accounting Standards; and
- (g) The District will develop and pursue new and creative partnerships with government, community institutions (churches, schools), and community groups as well as private and non-profit organizations to reduce costs and enhance service to the community.

Surplus Funds

The Community Charter does not allow municipalities to plan an operating deficit (i.e., where expenditures exceed revenues). To ensure this situation does not occur, revenue projections are conservative and authorized expenditures are closely monitored. The combination of conservative revenue projections and controlled expenditures should produce a modest annual operating surplus.

Use of Surplus Funds

- (a) Council will review options and provide direction to staff regarding the allocation of any operating surplus prior to completion of the budget process for the following year.
- (b) To ensure the Accumulated Surplus is not excessive, the balance in the accumulated surplus account should not exceed a specific amount or guideline. The guideline is that Accumulated Surplus should not exceed 10% of the net operating budget.
- (c) Accumulated Surplus funds above the 10% guideline shall be used to:
 - i. fund capital expenditures or to increase reserves;
 - ii. pay off capital debt, including internal borrowings;
 - iii. stabilize District property tax and utility rate increases:
 - iv. fund other items as Council deems appropriate.
- (d) Staff will facilitate Council's review of the amount of Accumulated Surplus funds available on an annual basis.

Debt Objective

- (a) One-time capital improvements and unusual equipment purchases;
- (b) When the useful project life will exceed the term of financing;
- (c) Major equipment purchases;
- (d) Debt servicing is limited to no more than a 3% tax increase per year;
- (e) The maximum borrowing amount be limited to 25% (Community Charter allows for 25%) of the District's revenues as defined by the Community Charter, and
- (f) Reserves are to be considered as a funding source before debt.

Reserve Funds

Reserve funds shall be set aside to:

- (a) Provide sources of funds for future capital expenditures;
- (b) Provide a source of funding for areas of expenditure that fluctuate significantly from year to year (equipment replacement, special building maintenance, etc.);
- (c) Protect the District from uncontrollable or unexpected increases in expenditures or unforeseen reductions in revenues, or a combination of the two; and
- (d) Provide for working capital to ensure sufficient cash flow to meet the District's needs throughout the year.

Proportion of Taxes Allocated to Classes

It is Council's goal to ensure that there is a fair and equitable apportionment of taxes to each property class. The apportionment to each class is calculated using the multipliers determined by Council prior to preparing the annual tax rate bylaw. The tax multipliers will be reviewed and set by Council annually.

	General taxes	Infrastructure levy	Policing	Total	Multiplier	Percentage of tax revenue
Residential	4,074,500	235,800	1,469,200	5,779,500	1.00	57.7%
Utilities	1,680,800	97,300	606,100	2,384,200	15.24	23.8%
Supportive Housing				0		0.0%
Major Industry				0	3.34	0.0%
Light Industry	77,700	4,500	28,000	110,200	3.34	1.1%
Business	1,207,100	69,900	435,300	1,712,300	2.47	17.1%
Managed Forest				0		0.0%
Recreational	21,700	1,300	7,800	30,800	1.86	0.3%
Farm	2,800	200	1,000	4,000	5.56	0.0%
Total	7,064,600	409,000	2,547,400	10,021,000		100.0%

It should be noted that the multiplier is an estimate based on the approved tax rate increase.

Permissive Tax Exemptions

Permissive tax exemptions will be approved annually by Council. All applications for permissive tax exemptions will be considered in accordance with the Permissive Tax Exemption Policy.

Revitalization Tax Exemption

A revitalization tax exemption was available within a defined downtown area and provided a financial incentive to encourage development in the town center. The current bylaw has expired, however there are some active agreements still in effect until they expire.

Development Cost Charges

Development cost charges will be used to help fund capital projects deemed to be required in whole or in part due to development in the community. These charges will be set by bylaw and reviewed at a minimum every year to ensure that project estimates remain reasonable and the development costs charges are aligned with the strategic goals of Council.

Schedule B Bylaw No. 1549 Financial Plan 2023 -2027

	2023	2024	2025	2026	2027
Revenues					
Property Taxes	10,021,000	10,822,700	11,688,500	12,623,600	13,633,500
Parcel Taxes	233,100	249,400	261,900	275,000	286,000
Payments in Lieu of Taxes	147,500	157,800	165,700	174,000	181,000
Collections/Remittances - Other Governments	0	0	0	0	0
1 % Revenue Taxes	133,700	143,100	150,300	157,800	164,100
Penalties and Interest on Taxes	115,500	123,600	129,800	136,300	141,800
Sale of Goods and Services	3,955,800	4,232,700	4,444,300	4,666,500	4,853,200
Investment Income	450,000	481,500	505,600	530,900	552,100
Rents and Leases	30,000	30,000	31,500	31,500	31,500
Revenues from Own Sources	161,100	0	0	0	0
Development Cost Chargers	0	0	0	0	0
Transfers from Other Governments	1,100,000	1,177,000	1,235,900	1,297,700	1,349,600
Total Revenues	16,347,700	17,417,800	18,613,500	19,893,300	21,192,800
Expenditures					>
General Government	2,227,100	2,383,000	2,502,200	2,627,300	2,732,400
Community Services	273,000	292,100	306,700	322,000	334,900
Protective Services	3,733,850	3,995,200	4,195,000	4,404,800	4,581,000
Public Works	1,389,950	1,487,200	1,561,600	1,639,700	1,705,300
Transportation Services	1,649,250	1,764,700	1,852,900	1,945,500	2,023,300
Flood Protection Services	38,000	40,700	42,700	44,800	46,600
Community Development	738,000	789,700	829,200	870,700	905,500
Sewer System	713,450	763,400	801,600	841,700	875,400
Water System	594,450	636,100	667,900	701,300	729,400
Environmental and Public Health	2,287,000	2,447,100	2,569,500	2,698,000	2,805,900
Parks, Recreation and Culture	1,049,850	1,123,300	1,179,500	1,238,500	1,288,000
Debt Financing	73,350	78,500	82,400	86,500	90,000
Amortization of Tangible Capital Assets	1,850,000	1,905,500	1,962,700	2,021,600	2,082,200
Total Expenditures	16,617,250	17,706,500	18,553,900	19,442,400	20,199,900
Total Exponantario	10,017,200	17,700,000	10,000,000	10, 112, 100	20,100,000
Surplus (Deficit)	(269,550)	(288,700)	59,600	450,900	992,900
	, , ,		,	•	·
Capital, Debt and Reserve Transfers					
Repayment of Debt	(112,000)	(242,000)	(242,000)	(242,000)	(242,000)
Transfers to Reserves and Surplus	(1,495,250)	(1,700,100)	(1,895,300)	(2,111,300)	(2,332,500)
Transfers from Reserves and Surplus	385,800	412,800	433,400	455,100	473,300
Equity in tangible capital assets	1,491,000	1,818,000	1,644,300	1,447,300	1,108,300
Surplus (Deficit) plus Capital, Debt and		· · · · · · · · · · · · · · · · · · ·			
Reserve Transfers	0	0	0	0	0
Capital Programs					
Capital Program	(14,191,232)	(1,715,000)	(1,275,000)	(1,239,000)	(1,239,000)
Current Revenue	359,000	43,400	32,300	31,500	31,500
Accumulated Surplus	676,400	81,700	60,700	59,000	59,000
Government Grants	6,855,332	828,500	615,900	598,500	598,500
Other Grants	500,000	60,400	44,900	43,600	43,600
Reserves used for capital financing	4,000,500	483,500	359,500	349,300	349,300
Long Term Debt	1,800,000	217,500	161,700	157,100	157,100
Net capital programs	0	0	0	0	0



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

DATE: February 21, 2023 **FILE:** LDP 02/23

SUBMITTED BY: Jas Gill, Director of Community Development

MEETING DATE: February 27, 2023

SUBJECT: DEVELOPMENT VARIANCE PERMIT

63849 BAILEY CRESCENT

L. WARREN

PURPOSE:

To obtain Council's authorization to approve a request to vary the fence height in order to construct a fence along the front yard boundary of the property at 63849 Bailey Crescent.

RECOMMENDATION:

THAT Council approve the issuance of a Development Variance Permit in order to relax the front yard fence height provision from 1.2 metres (3.98 feet) to 1.65 metres (5.41 feet) on the property legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYD Plan 27965, PID 004-661-265; 63849 Bailey Crescent; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit.

ANALYSIS:

A. Rationale:

<u>Proposal</u> – As reported to Council at the February 13, 2023 meeting, the property owner would like to extend the neighbouring fence, replace a chain linked fence and install a new fence along the front property line. The fence proposed is to be 1.65 metres in height, 0.45 metres greater than what the Zoning Bylaw permits in the single-family residential zones for fencing in the front yard. Therefore, a variance is required to relax the 1.2 metres front yard fence height requirement.

<u>Notification to Residents</u> - On February 14, 2023, notices of the proposed Development Variance Permit (DVP) were mailed out and hand delivered to residents within a 50 metre radius of the subject property at 63849 Bailey Crescent exceeding the notification requirement under District of Hope Bylaw 13/93. As of the date of this report, the District of Hope has received no submissions from the area residents.

B. Official Community Plan (OCP) Bylaw 1378

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

- Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?
 The item is too minor.
- 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 is a legislated process.
- 3. Will it provide a good return on investment? *The item is too minor.*

C. Attachments:

- Zoning & Location Map Excerpt
- Drawing

D. **Property Information:**

1) Civic Address: 63849 Bailey Crescent

2) Legal Description: Lot 1 Sec 5 TWP 5 RGE 26 W6M YDYD Plan 27965

3) PID Number: PID 004-661-265

4) Current Zoning: Single Family Residential (RS-1)

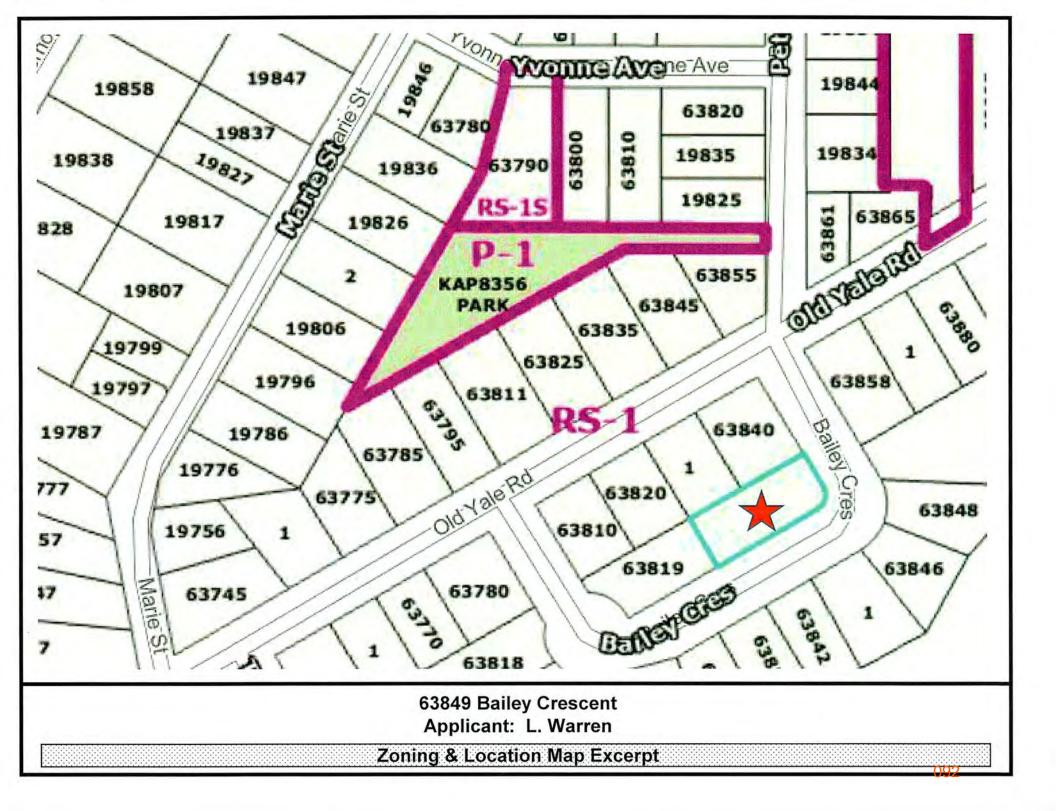
5) Current OCP Designation: Urban/Suburban Residential

Prepared by: Approved for submission to Council:

<u>Original Signed by Jas Gill</u>
Director of Community Development

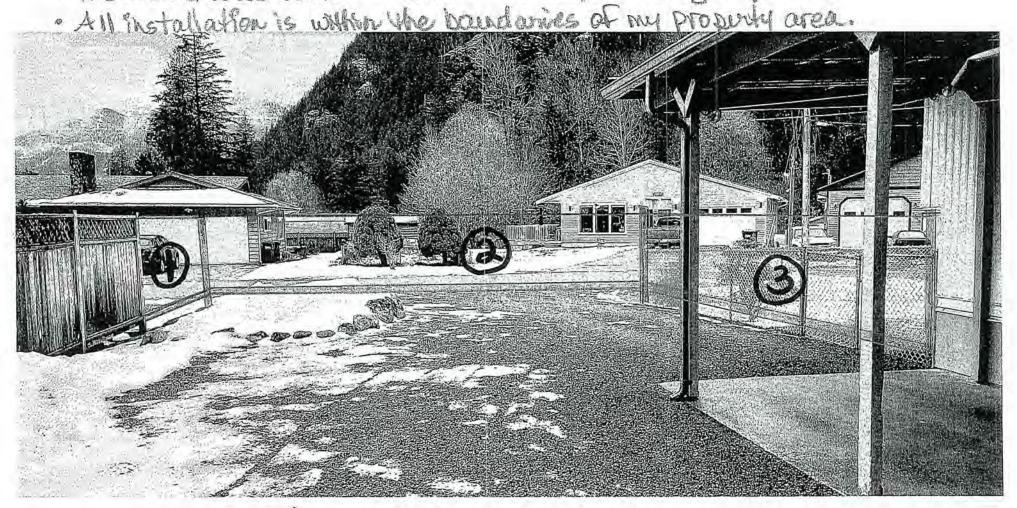
Original Signed by John Fortoloczky

Chief Administrative Officer



. I would like to make it all the same height as my neighbour's lence @ 1.65 meters (bottom of panel to top of panel).

. The material will be black steel penelling + posts.



1 - Neighbour's fence will be extended.

a-. Gate and wardoor @ ord of driveway.

3-. Replace character fence from and of driveway to compart.



63849 Bailey Crescent





DISTRICT OF HOPE

BYLAW NO. 1539

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

 This Bylaw may be cited for all purposes as the "District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023".

ENACTMENT

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

Lot 6, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-637; 61954 Estell Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby redesignated from Highway Commercial to Light/Service Industry and Map 1 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first time this 9th day of January, 2023.

Read a second time this 9th day of January, 2023.

Advertised in the Hope Standard Newspaper February 17, 2023 and February 24, 2023.

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor	Director of Corporate Services

DISTRICT OF HOPE BYLAW NO. 1539 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. 1539, 2023"

Mayor Director of Corporate Services



DISTRICT OF HOPE

BYLAW NO. 1540

A Bylaw to amend the District of Hope Zoning Bylaw No. 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 rezoning a specific parcel of land;

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

CITATION

 This Bylaw may be cited for all purposes as the "District of Hope Zoning Amendment Bylaw No. 1540, 2023".

ENACTMENT

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

Lot 6, Except Part on Plan 73383 Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-637; 61954 Estell Road

as shown on Schedule "A" attached to and forming part of this bylaw is hereby rezoned from Rural (RU-1) 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 time this 9th day of January, 2023.

Read a second time this 9th day of January, 2023.

Advertised in the Hope Standard Newspaper February 17, 2023 and February 24, 2023.

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor	Director of Corporate Services

DISTRICT OF HOPE BYLAW NO. 1540 SCHEDULE "A"

ZONING AMENDMENT MAP



SUBJECT PROPERTY:

REZONED FROM: RURAL (RU-1)

TO: LIGHT/SERVICE INDUSTRIAL (I-2)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1540, 2023"

Mayor Director of Corporate Services

Zoning Amendment Bylaw 1540, 2023 Page 2 of 2



DISTRICT OF HOPE

BYLAW NO. 1543

A Bylaw to amend the District of Hope Zoning Bylaw No. 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 rezoning a specific parcel of land;

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

CITATION

 This Bylaw may be cited for all purposes as the "District of Hope Zoning Amendment Bylaw No. 1543, 2023".

ENACTMENT

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

District Lot 3 YDYD Except: (1) Plans 6076, 14618, and 25232 (2) Shown Red on Plan A1529 (3) Part Lying Both North of Northerly Boundary of Plan H94 and South and East of Plan H610 (4) Plan 39120; PID 011-014-971; 910 Old Hope Princeton Way

as shown on Schedule "A" attached to and forming part of this bylaw is hereby rezoned from Single Family Residential (RS-1) to Light/Service Industrial 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 time this 23rd day of January, 2023.

Read a second time this 23rd day of January, 2023.

Advertised in the Hope Standard Newspaper February 17, 2023 and February 24, 2023.

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor	Director of Corporate Services

DISTRICT OF HOPE BYLAW NO. 1543 SCHEDULE "A"

ZONING AMENDMENT MAP



SUBJECT PROPERTY:

REZONED FROM: SINGLE FAMILY RESIDENTIAL (RS-1)

TO: LIGHT/SERVICE INDUSTRIAL (I-2)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1543, 2023"

Mayor Director of Corporate Services

Zoning Amendment Bylaw 1543, 2023 Page 2 of 2



FOR INFORMATION CORRESPONDENCE

February 27, 2023 Regular Council Meeting

- 1. Letter dated February 12, 2023 from the Forest Enhancement Society of British Columbia re: FESBC 2023 Accomplishments Update.
- 2. News Release dated February 10, 2023 from the Ministry of Social Development and Poverty Reduction re: Welcome Home Kits support transition to stable housing.
- 3. News Release dated February 10, 2023 from the Office of the Premier and the Ministry of Municipal Affairs re: B.C. building stronger communities with \$1-billion Growing Communities Fund.
- 4. Statement dated February 10, 2023 from the Ministry of Jobs, Economic Development and Innovation re: Minister's statement on January Labour Force Survey results.
- 5. News Release dated February 10, 2023 from the Office of the Premier and the Ministry of Emergency Management and Climate Readiness re: B.C. invests in flood resilience for Sqwa First Nation, Shxwha:y Village, Chilliwack.
- 6. News Release dated February 10, 2023 from the Ministry of Housing re: Construction begins on housing for seniors in Burnaby.
- 7. Statement dated February 13, 2023 from the Ministry of Jobs, Economic Development and Innovation re: Minister's statement on Chamber of Commerce Week.
- 8. News Release dated February 13, 2023 from the Ministry of Tourism, Arts, Culture and Sport re: Provincial investment supports Family Day fun.
- 9. News Release dated February 13, 2023 from the Ministry of Social Development and Poverty Reduction re: Youth support youth with new provincial grant.
- 10. Information Bulletin dated February 13, 2023 from the Ministry of Municipal Affairs re: Municipal Affairs Statutes Amendment Act, 2023 introduced.
- 11. Information Bulletin dated February 15, 2023 from the Ministry of Finance re: Ambulance paramedics, dispatchers ratify agreement under Shared Recovery Mandate.
- 12. News Release dated February 16, 2023 from the Ministry of Emergency Management and Climate Readiness re: Community emergency response enhanced by Indigenous cultural safety.
- 13. News Release dated February 16, 2023 from the Ministry of Transportation and Infrastructure re: Active transportation grants benefit B.C. communities.
- 14. News Release dated February 16, 2023 from the Ministry of Social Development and Poverty Reduction re: B.C. helps people with complex needs through long-term recovery.
- 15. News Release dated February 16, 2023 from the Ministry of Tourism, Arts, Culture and Sport re: Province provides timely support for fairs, festivals, events.
- 16. News Release dated February 16, 2023 from the Ministry of Emergency Management and Climate Readiness re: Communities benefit from funding for firefighting equipment, training.
- 17. News Release dated February 17, 2023 from the Ministry of Municipal Affairs re: Grants for non-profits building strong communities.

- 18. News Release dated February 17, 2023 from the Ministry of Agriculture and Food re: New food hub brings opportunities for farms, businesses.
- 19. News Release dated February 17, 2023 from the Ministry of Energy, Mines and Low Carbon Innovation re: B.C. modernizes oil, gas, energy regulator board.
- 20. Update dated February 20, 2023 from the Ministry of Finance re: More help on the way for B.C. families.
- 21. News Release dated February 21, 2023 from the Office of the Premier, the Ministry of Emergency Management and Climate Readiness, and the Ministry of Environmental and Climate Change Strategy re: Province boosts funding for communities to help tackle climate change.
- 22. Traffic Advisory dated February 21, 2023 from the Ministry of Transportation and Infrastructure re: Drivers urged to use caution with winter weather in forecast.

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FEB 1 3 2023
DISTRICT OF HOPE

February 12, 2023

Dear Mayor Victor Smith and Hope (District) Council,

There are two main kinds of actions we can take on climate change. First, we can adapt to the changing climate. Second, we can reduce greenhouse gases to limit or stop climate change. The Government of British Columbia is doing both using forestry as a nature-based tool.

There are many forestry workers throughout British Columbia who are on the front lines and are taking action on climate change, and we consider them to be climate change heroes. Behind the scenes, other heroes also work within the BC Ministry of Forests and the Office of the Chief Forester. They work at the crossroad of understanding where the science meets the national and international frameworks, where the natural power of forests to reduce greenhouse gases are being actioned.

They have translated this understanding into meaningful actions in B.C.'s forests to take action, including:

- 1. Planting trees that otherwise would not be planted because growing trees absorb carbon dioxide.
- 2. Fertilizing forests to help trees grow faster, to absorb carbon dioxide faster.
- 3. Using woody biomass waste that otherwise would have been burned to avoid greenhouse gas emissions.
- 4. Storing carbon in long-lived wood products such as wooden buildings and furniture.

The Ministry of Forests, through the establishment of a new Future Forest Ecosystems Centre, is supporting new guidance and practices to help forests become more resilient to the changing climate. These tools tell us what tree seeds and species will be more suited at a site level as the climate changes. The governments of BC and Canada have provided funding to turn these ideas into significant actions in our forests. For example, \$150 million deployed by the Forest Enhancement Society of BC (FESBC) resulted in the reduction of greenhouse gases equivalent to taking 4.2 million cars off the road for a year. This is an achievement that every British Columbian, and Canadian, can be very proud of.

The enclosed issue of the **FESBC 2023 Accomplishments Update** provides you with further insight into who some of the talented staff are, and the amazing work the Ministry of Forests is doing to take action on climate change.

Steven F. Kozuki, RPF Executive Director, FESBC

(683) MC-9



A Message from Chief Forester, Shane Berg

"We are fortunate in British Columbia (BC) to have people with skills, expertise and world-class forest management experience turning their full attention to addressing the challenges of climate change. Recognizing the urgency, and embracing a leadership role, over the past year the Province of BC has invested in growing internal expertise and capacity and putting climatic ecosystem data into the hands of forest practitioners and managers. Our team is constantly promoting innovative solutions and supporting new partnerships to ensure that BC's forests are healthy and resilient."







FORESTRY

A PART OF THE GLOBAL SOLUTION

International: The Paris Agreement was adopted in 2015 with the goal to limit global warming to preferably 1.5 degrees Celsius. The Agreement is significant because it is a commitment that brings all nations into a common cause to undertake ambitious efforts to take action on climate change and adapt to its effects.



National: Canada has developed a strategy to meet its Paris Agreement obligations. Forest-related solutions to reduce emissions or enhance carbon sequestration can be achieved through the use of long-lived wood products, bioenergy from waste wood, and planting trees through the 2 Billion Trees program.



Provincial: the Province has made significant investments on climate action, \$150 million of which has been invested through FESBC in forestry projects with 4.2 million tonnes of carbon sequestered or emissions prevented. The estimated value of these carbon benefits to society is \$210 million*. *based on the carbon tax in January 2023

Insights from the Minister



Hon. Bruce Ralston Minister of Forests @BruceRalston

FOR INFORMATION CORRESPONDENCE

"The Forest Enhancement Society of BC supports First Nations, community forests, rural communities, and many others who take on projects to contribute to the Province's key commitments to strengthen forest health and ecosystems, while creating good jobs in communities across the province. FESBC, along with their project partners, are making significant progress to enhance forest resiliency to wildfire and climate change for the lasting benefit of British Columbians. We are building on this foundation through a new investment of \$50 million so FESBC can deliver projects that get fibre to pulp and value-added mills while also reducing emissions and safeguarding communities from wildfire."

A Research-based Approach to Forestry



Dr. Robbie Hember

Forest Carbon Modeller

British Columbia faces tough questions about how our forest sector will play its part to fight climate change. Working with partners across government and industry, I aim to deliver a Forest Carbon Summary that summarizes the carbon benefits from forest conservation, improved harvest practices and scheduling, enhanced silviculture, improved harvest waste management, and long-lived and recycled wood products. The efforts are focused on understanding the land use and forest management decisions that build synergy between the bioeconomy and conservation of resilient wild forest ecosystems. These outcomes will help us understand our accomplishments and steer future policy and practices towards effective and balanced solutions. The solutions to these complex problems will only come from the trial and error of bold practitioners that must be paired with rigorous analytical evaluation.





Dr. Caren Dymond

PhD Forestry, Forest Carbon and Climate Change Researcher

All the products we use as a society have carbon footprints and the footprint for many wood products is better than many alternatives. To get a better sense of the storage and emissions of carbon from construction projects, we have produced a Wood Product Carbon Calculator. With collaborators at the University of Calgary and Environment Consulting, Adaptive Management, we are working to update the calculator and produce a model for use when simulating landscapes. We have also analyzed the carbon dynamics of partial harvesting experiments in the Interior's cedar-hemlock forests. Partial harvesting can provide a climate benefit over clear-cutting because partial harvesting leaves many trees green and growing as carbon sinks which reduces future risks from climate change and provides habitat for many wildlife species.





Dr. Colin Mahony

PhD RPF, Team Lead of the Future Forest Ecosystems Centre

As a Forester and climatologist, I am motivated by a strong connection to BC's people and ecosystems and a concern for how they are being impacted by climate change. The resilience of BC's forests is crucial to our air quality, public safety, drinking water, and many other ecosystem services. Understanding how climatic disruption will affect ecosystems is essential to protecting these values. This is why I have been collaborating to develop the Future Forest Ecosystems Centre (FFEC). The FFEC is a team of ecologists, climatologists, and data scientists who forecast climate change risks to BC's forest ecosystems and translate these forecasts into decision-support tools. Our goal is to help planners, practitioners, and Indigenous knowledge holders foster ecosystems that are more resilient to climate change.



MILLION of solid wood waste utilized for pulp products rather than burned in a slash pile = the avoided cubic METRES emissions of 93,000 cars off the road for one year.



"We're working with partners like FESBC, First Nations and local communities to ensure forest ecosystems are resilient to climate impacts, support diverse habitat for wildlife, and absorb and retain as much carbon from the atmosphere as possible. By taking action now, we're building a more sustainable forest economy that benefits people across B.C."

-Hon. George Heyman

Minister of Environment and Climate Change Strategy





Rising to the Climate Change Challenge



Foresters and Researchers are taking on Climate Change together — FEBRUARY 2023

The site of a tree planting project led by Central Chilcotin Rehabilitation Ltd., a joint venture company owned by the Tšideldel First Nation

A Big Task with an Optimistic Outlook

BC has vast areas of forests. The management of our forests has evolved as our needs have changed over time -from Indigenous Peoples living in harmony with the land, to commercial forestry, and now the need to take climate action. We need to do many things at the same time in many places: ensure forests are resilient to future climate change, pests and wildfire, reduce community risks to wildfires and floods, reduce greenhouse gases, provide quality wildlife habitat, create bioenergy to reduce fossil fuel usage, and create sustainable economic opportunities for Indigenous and non-indigenous people through a mix of traditional and innovative new ventures, such as the development of a bioeconomy for BC.

This is a big job, but we can be optimistic because there are creative and talented people throughout BC in urban and rural areas, in governments, communities and the forest industry who will continue to work together in concert with other people around the world to take meaningful action on climate change.

FESBC would like to gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Forests These projects were funded in part by the Government of Canada

Learn More

If you'd like to learn more about the Forest Enhancement Society of BC and how people in British Columbia's forests are helping create climate change solutions, reduce wildfire risk, and keep workers employed through our funded projects, connect with usl



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A Global Challenge with Local Solutions

Climate change is a global challenge of our time, and it will require action at many levels all around the world. The government of British Columbia (BC) is committed to making meaningful contributions to this effort. The CleanBC Plan outlines measures being acted upon, and the Climate Preparedness and Adaptation Strategy strives to keep communities, infrastructure, and ecosystems safe and resilient to future climate events, such as wildfire, floods, and extreme heat

Forests are recognized by BC, Canada, and the United Nations as an important part of the climate change solution. Healthy trees and ecosystems absorb greenhouse gases, provide cooling shade, provide habitat, mitigate flood risk, and in some cases can be a source of climaticallybeneficial bioenergy. With their mandate to manage BC's forests in alignment with Indigenous Peoples, the BC Ministry of Forests and the Office of the Chief Forester are leading the way to not only ensure our forests are healthy and resilient but also to manage our forests to reduce greenhouse gases. FESBC is honoured to collaborate with these talented and dedicated people.

368 TOTAL TONNES

of carbon sequestered by 2050 by one planted hectare of coastal forest* = the total annual emissions of 75 cars. *planted in 2021

The equivalent of

of gasoline burned when 40 cubic metres of wood fibre are burned in a slash pile.

55 TOTAL ADDITIONAL TONNES

of greenhouse gases sequestered over 10 years by one hectare of coastal forest fertilized.



Forest Enhancement Society of British Columbia

Learn more about Nature Based Forestry Solution to take action against climate change.

