



REGULAR MEETING OF COUNCIL AGENDA

Monday, November 25, 2024 at 7:00 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

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

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the November 25, 2024, Regular Council Meeting Agenda be adopted, as presented.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held November 12, 2024, be adopted, as presented.

(b) Regular Council Meeting

(7)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held November 13, 2024, be adopted, as presented.

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

- (a) **Report dated November 19, 2024 from the Deputy Corporate Officer** (9)
Re: 2025 Regular Council Meeting Schedule & Council Appointments

Recommended Resolution:

THAT the 2025 Regular Council Meeting schedule be approved; and

FURTHER THAT the Council Appointments, Committees and Acting Mayor's Schedule for January 1, 2024 to December 31, 2025, be adopted, as amended.

- (b) **Report dated November 19, 2024 from the Planner III** (13)
Re: Interim Housing Needs Report

Recommended Resolution:

THAT Council receive the 2024 Interim Housing Needs Report and endorse its publication.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

- (a) ***Fees and Charges Amendment Bylaw No. 1593, 2024*** (29)

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1593, 2024*, be adopted this 25th day of November, 2024.

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence** (37)

Recommended Resolution:

THAT the For Information Correspondence List dated November 25, 2024, be received.

10. OTHER PERTINENT BUSINESS

11. QUESTION PERIOD

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

12. NOTICE OF NEXT REGULAR MEETING

Monday, December 9, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Tuesday, November 12, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Dusty Smith

Staff Present: John Fortoloczky, Chief Administrative Officer
Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer

Others Present: 6 members of the Public and 1 Media

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:02 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.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the November 12, 2024, Regular Council Meeting Agenda be adopted, as amended, to include item 6(a), a Rise and Report from the November 12, 2024, Committee of the Whole Meeting regarding the Summer Road Private Water System.

CARRIED.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held October 28, 2024, be adopted, as presented.

CARRIED.

4. DELEGATIONS

(a) Enbridge

Representatives from Enbridge were in attendance to provide Council with an update regarding operations and the Sunrise Expansion Program. In their presentation, the following topics were discussed:

- Natural Gas Transmission in BC
 - Enbridge owns and operates the major natural gas transmission system in BC, which spans 2,900km from Fort Nelson to the Canada-U.S. border.

- The pipeline has been in operation for almost 70 years and is a staple in a number of residential, industrial, and manufacturing sectors.
- Economic Benefits to BC
 - 224 BC-based permanent and temporary employees and contractors.
 - \$23.7 million in total wages paid.
 - \$72.9 million in property tax payments made by Enbridge across BC for energy projects, pipelines, and related facilities such as compressor stations.
 - \$360 million in capital expenditures such as pipe steel, equipment purchase and replacement, system integrity-related investments, and capital leases.
- Benefits to the District of Hope
 - More than \$1.6 million in property taxes paid to the District of Hope for the 2023 tax season.
 - \$55,000 in local contributions, including the Hope Search and Rescue Group, Chawathil Indigenous Day Celebration and Community Walking Path, and Hope Shredding Day.
- Sunrise Expansion Program
 - A proposed expansion of the southern portion of the BC Pipeline system to meet demand for natural gas capacity in BC and the U.S. Pacific Northwest.
 - Includes the addition of a 42-inch diameter pipeline looping and additional compression to provide approximately 300 million cubic feet per day of additional natural gas transportation service.
 - Additional compression at existing compressor stations.
 - Up to 34km of new overhead powerlines to provide electricity to new compressor units.
 - Regulatory application submitted in May 2024 to facilitate engagement with Indigenous groups, landowners, and other stakeholders.
- Project Scope near the District of Hope
 - Compression Station CS-8B near Othello Road will undergo compressor expansion that will require electrical service through new overhead lines.
 - Overhead power line expansion would follow existing infrastructure including roads and existing right-of-way to minimize environmental and local community impacts.
- Timeline
 - An application to the Canadian Energy Regulator was submitted on May 30, 2024, and included reports on engagement and environmental assessments conducted.
 - The regulatory process is expected to take between one and two years and will include a public hearing.
 - Construction is targeted to start in 2026, with a targeted in-service date in

late-2028.

- Ongoing roundtable discussions are taking place in communities along the route, with the first taking place in the District on November 13th, with 18 community members volunteering to take part.

5. STAFF REPORTS

- (a) **Report dated November 4, 2024 from the Director of Corporate Services
Re: AdvantageHOPE Board – New Nominee**

Moved / Seconded

THAT Council endorse Katina Vatcher for appointment to the AdvantageHOPE Board.
CARRIED.

6. COMMITTEE REPORTS

- (a) **Rise and Report from the November 12, 2024, Committee of the Whole Meeting
Re: Summer Road Private Water System**

Moved / Seconded

THAT expansion of the East Kawkawa Lake Water System on Summer Road not be considered until such time as a connection between Zone 138 and the East Kawkawa Lake Zone is completed and that any future expansion is to include all un-serviced areas in East Kawkawa Lake.
CARRIED.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He attended the Remembrance Day Ceremony on November 11th, noting that there was an excellent turnout and that he had the honor to place the wreath on behalf of the District of Hope alongside CAO John Fortoloczky.
- He noted that former BC Premier John Horgan passed away at the age of 65 after his third bout with cancer and thanked him for his time serving BC. He added that the District's flags will be flown at half mast until the conclusion of his memorial service.
- He attended a Hope & Area Healthy Communities meeting where they worked on Fraser Health grants for the community.
- He noted that the Care Transit program, which transports people to and from their medical appointments in areas between Boston Bar and Vancouver, have driven 153,110km to complete 1,284 rides and contributed 3,898 volunteer hours. On behalf of the District, he thanked them for their efforts.
- He attended a Community Wildfire Resiliency presentation by Frontera Forst Solutions with the Hope Fire Department. He added that it was well attended, and there were some great questions from the public.
- He met with the staff at the Hope, Cascades & Canyons Visitor Centre Open House.
- He attended the grand opening of the Recreation Centre to unveil its new ice making equipment and heat recovery system that has enabled a 30% reduction in pool heating costs. He added that the new system, which utilizes CO2 instead of ammonia, is much safer and more cost effective and is part of an effort to work

towards a 70% reduction in pool heating costs.

- He attended the Chawathil Open House to view presentations regarding plans for housing, health care, roads, and other short and long-term improvements for their infrastructure, noting that it was well attended by their band members.
- He noted that the District Operation's crew will be changing gears into winter as they undertake holiday decorating, the reinstallation of the Grinch carving on November 30th, and the lighting of the Christmas tree at District Hall.

Councillor Skoglund Reported:

- She attended the Fraser Canyon Hospital & Fraser Hope Lodge Auxiliary Silent Auction at the Legion Hall on November 2nd, noting that it was well attended and stressed the importance of supporting the Auxiliary.

Councillor Medlock Reported:

- He attended the Hope Motorsports Group 4x4 and Demolition Derby event on November 9th, noting that there was a good turnout.
- He attended the Remembrance Day Ceremony on November 11th, noting that it was nice to see that it was well attended.
- He will be attending an AdvantageHOPE Board Meeting on November 21st and will report on it at the next Regular Council Meeting.

Councillor Stewin Reported:

- She attended a Hope Inclusion Project meeting where they discussed updates on the anti-oppression curriculum and reminded the public of upcoming events including the Taste of India event on November 18th and the Newcomer Fair on November 19th.
- She attended the Remembrance Day Ceremony on November 11th.
- She attended the Park Street Manor Fundraiser at the Legion Hall on November 2nd, noting that just under \$1,000 was raised from donations and a meat draw. She added that John Duff, the Park Street Manor Manager, gave a heartfelt speech at the well-attended event.

Councillor Newbigging Reported:

- She attended the Fraser Canyon Hospital & Fraser Hope Lodge Auxiliary Silent Auction at the Legion Hall on November 2nd, noting that they were much shorter on donations this year but still matched last year's total with approximately \$20,000 raised.

Councillor Wells had nothing to report.

8. PERMITS AND BYLAWS

- (a) Report dated November 4, 2024 from the Planner III
Re: Development Variance Permit Application at 741 Water Avenue**

Council inquired as to whether any submissions were received regarding this application. The Director of Community Development advised that no submissions were received.

Moved / Seconded

THAT Council approve a Development Variance Permit to reduce the interior side lot line setback from 3.0m to 0.0m for 741 Water Avenue. **CARRIED.**

- (b) Report dated November 4, 2024 from the Planner III
Re: Redesignate and Rezone 61934 Estell Road**

Council noted their appreciation that this application is coming forward again with an expanded notification area with hand-delivered notices.

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1591, 2024* be given first and second readings to change the Official Community Plan land use designation from Highway Commercial to Light/Service Industry for the property at 61934 Estell Road; 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*; and-

FURTHER THAT Council approve and adopt the consultation strategy outlined in the Report to Council dated November 12, 2024 for *District of Hope Official Community Plan Amendment Bylaw No. 1591, 2024*, which includes referral to the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations. **CARRIED.**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1592, 2024* be given first and second readings to change the zoning from Rural (RU-1) to Light/Service Industrial (I-2) for the property at 61934 Estell Road; 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*. **CARRIED.**

- (c) Report dated November 6, 2024 from the Director of Finance
Re: Fees and Charges Amendment Bylaw**

Council inquired as to whether utility billings will come with an explanation for the increases and information as to what the fees will be covering. The Director of Finance advised that they will send the billings with an insert similar to last year which included highlights of what fees will cover and what services are provided, noting that it was well received.

Moved / Seconded

THAT *Fees and Charges Amendment Bylaw No. 1593, 2024* be read a first, second and third time this 12th day of November, 2024. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated November 12, 2024, be received. **CARRIED.**

(b) Accounts Payable Cheque Listing – October 2024

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of October 1 - 31, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other pertinent business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, November 25, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:32 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held November 12, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

MINUTES OF THE REGULAR COUNCIL MEETING

Wednesday, November 13, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer

Others in Attendance: RCMP Staff Sergeant Mike Sargent

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the November 12, 2024, Regular Council Meeting Agenda be adopted, as presented. **CARRIED.**

3. RESOLUTION TO PROCEED TO CLOSED MEETING

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(c) [labour relations or other employee relations] of the *Community Charter* and adopting closed meeting minutes. **CARRIED.**

4. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Meeting at 7:02 p.m.

5. OTHER PERTINENT BUSINESS

There was no other pertinent business.

6. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:03 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held November 13, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

DRAFT



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 19, 2024

FILE: 550-01

SUBMITTED BY: Deputy Corporate Officer

MEETING DATE: November 25, 2024

SUBJECT: 2025 Regular Council Meeting Schedule & Acting Mayor's Schedule

PURPOSE:

The purpose of this report is to outline the 2025 Regular Council Meeting schedule and to amend the Council Appointments, Committees and Acting Mayor's Schedule for January 1, 2024 to December 31, 2025.

RECOMMENDATION:

Recommended Resolution:

THAT the 2025 Regular Council Meeting schedule be approved; and

FURTHER THAT the Council Appointments, Committees and Acting Mayor's Schedule for January 1, 2024 to December 31, 2025, be adopted, as amended.

ANALYSIS:

A. Rationale:

As per Section 127 of the *Community Charter* and Section 6.1 of the *District of Hope Council Procedure Bylaw No. 1447, 2019*, Council must make available to the public a schedule of the date, time and place of regular Council meetings and give notice at least one time per year. Once approved, staff will publish notice in the Hope Standard Newspaper, the District of Hope website and social media, and the bulletin board located in the lobby of District Hall.

B. Attachments:

- 2025 Regular Council Meeting Schedule
 - Council Appointments, Committees and Acting Mayor's Schedule for January 1, 2024, to December 31, 2025
-

Prepared by:

Approved for submission to Council:

Original Signed by Branden Morgan

Branden Morgan
Deputy Corporate Officer

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

2025 REGULAR COUNCIL MEETINGS

JANUARY						
S	M	T	W	T	F	S
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FEBRUARY						
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MARCH						
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30	31					

APRIL						
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MAY						
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JUNE						
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29	30					

JULY						
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31						

SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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30						

DECEMBER						
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28	29	30	31			

Regular Council Meetings

Statutory Holidays
*If a Stat falls on the weekend,
District Hall will close on Monday*

UBCM Convention

Regular Council Meetings start at 7:00 p.m., unless otherwise posted.

Meetings are held in Council Chambers at the District of Hope Municipal Office, located at 325 Wallace Street, Hope, BC.

Please Note: If a statutory holiday falls on the weekend, District Hall will be closed on the Monday and a scheduled Council meeting will be held on the Tuesday. Any and all amendments to the above schedule will be posted on the District of Hope Council Bulletin board at the Municipal Office, 325 Wallace Street, Hope, BC and on the District of Hope website at www.hope.ca.

DISTRICT OF HOPE COUNCIL APPOINTMENTS & COMMITTEES FOR JANUARY 1, 2024 TO DECEMBER 31, 2025

MAYOR'S APPOINTMENTS TO STANDING COMMITTEES

HOPE EMERGENCY OPERATIONS COMMITTEE

- ☞ Mayor Smith
- ☞ Councillor Newbigging
- ☞ Councillor Stewin (Alternate)

HOPE ACCESSIBILITY COMMITTEE

- ☞ Councillor Newbigging
- ☞ Councillor Skoglund

COUNCIL APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, COMMISSIONS

FRASER VALLEY REGIONAL DISTRICT BOARD

- ☞ Mayor Smith
- ☞ Councillor Medlock (Alternate)

FRASER VALLEY REGIONAL HOSPITAL DISTRICT BOARD

- ☞ Mayor Smith
- ☞ Councillor Medlock (Alternate)

FRASER HEALTH ADVISORY COUNCIL

- ☞ Mayor Smith
- ☞ Councillor Medlock (alternate)

FRASER VALLEY REGIONAL LIBRARY BOARD

- ☞ Councillor Newbigging
- ☞ Mayor Smith (Alternate)

MUNICIPAL INSURANCE ASSOCIATION OF BC

- ☞ Councillor Stewin
- ☞ Chief Administrative Officer (Alternate)

COUNCIL LIAISONS

DISTRICT OF HOPE RATEPAYERS ASSOC.

- ☞ Councillor Skoglund

CANYON GOLDEN AGE SOCIETY

- ☞ Councillor Smith
- ☞ Mayor Smith

HOPE ACTION RESPONSE TABLE (HART)

- ☞ Mayor Smith
- ☞ Chief Administrative Officer

HOPE & DISTRICT CHAMBER OF COMMERCE

- ☞ Councillor Newbigging
- ☞ Councillor Wells (Alternate)

AdvantageHOPE

- ☞ Councillor Medlock
- ☞ Councillor Smith

HOPE & AREA HEALTHY COMMUNITIES

- ☞ Mayor Smith
- ☞ Chief Administrative Officer

HOPE & DISTRICT ARTS COUNCIL

- ☞ Councillor Skoglund

COMMUNITY ADVISORY COMMITTEE (HOUSING)

- ☞ Councillor Skoglund
- ☞ Councillor Wells (Alternate)

STATION HOUSE ADVISORY COUNCIL

- ☞ Councillor Medlock
- ☞ Councillor Smith

HOPE INCLUSION PROJECT

- ☞ Councillor Stewin

HOPE AREA & TRANSITION SOCIETY

- ☞ Councillor Medlock
- ☞ Mayor Smith (Alternate)

DISTRICT OF HOPE COUNCIL APPOINTMENTS & COMMITTEES FOR JANUARY 1, 2024 TO DECEMBER 31, 2025

MEETING SCHEDULE	ACTING MAYOR'S SCHEDULE
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Regular Council: Second and Fourth Mondays of each month at 7:00 p.m.
 (except July, August, September & December - Second Monday only)

If Monday is a holiday, meetings are re-scheduled to the following evening (Tuesday) in accordance with the District of Hope "Council Procedures Bylaw".

JANUARY	Councillor Newbigging
FEBRUARY	Councillor Stewin
MARCH.....	Councillor Wells Medlock
APRIL.....	Councillor Skoglund
MAY	Councillor Wells
JUNE.....	Councillor Smith
JULY	Councillor Newbigging
AUGUST	Councillor Stewin
SEPTEMBER	Councillor Medlock
OCTOBER	Councillor Skoglund
NOVEMBER.....	Councillor Medlock
DECEMBER.....	Councillor Smith



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 19, 2024 **FILE:** 6440-02

SUBMITTED BY: Julie Mundy, Planner III

MEETING DATE: November 25, 2024

SUBJECT: Interim Housing Needs Report

PURPOSE:

To provide Council with an Interim Housing Needs Report. This interim report is a legislative requirement for all local governments in BC.

RECOMMENDATION:

THAT Council receive the 2024 Interim Housing Needs Report and endorse its publication.

BACKGROUND:

In late 2023, the Province of BC adopted significant changes to the *Local Government Act* to increase housing supply and expand housing options across the province. Bill 44, the Housing Statutes (Residential Development) Amendment Act required all local governments to complete an interim housing needs report using a standard methodology over a 20-year period.

Housing Needs Reports are intended to help communities and the province better understand current and future housing needs. The interim report and all future housing needs reports must follow a standard method that enables data comparison and summaries throughout the province.

Interim Housing Needs Requirements:

To meet provincial requirements, the interim report must be received by Council by January 1, 2025 and must be published on a free, publicly available internet site.

The interim report must include three items:

1. The **number of housing units** required to meet current and anticipated need over the next 5 and 20 years, calculated using the method outlined in the Housing Needs Report Method Regulation;

2. A **statement about the need** for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
3. A **description of the actions** taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

A “regular” Housing Need Report must then be completed by December 31, 2028, and every five years thereafter.

ANALYSIS:

Housing Need

The number of new housing units needed in the District of Hope was calculated using the provincially mandated Housing Needs Report method. This method includes consideration of 6 components over a 20-year time frame.

Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
D. Anticipated Growth	446.11	1208.99
E. Rental Vacancy Rate Adjustment	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Units – 5 years	686	
Total New Units – 20 years		2,123

Table 1: Housing units needed to meet demand in the District of Hope over 5 and 20 years.

- **Extreme Core Housing Need:** Households spending at least 50% of pre-tax income on housing.
- **Persons Experiencing Homelessness:** Data on homelessness is derived from the Province’s Integrated Data Project which combines provincial data sources with local government point-in-time homeless counts. This data is available at the

regional scale (the most recent data is from 2021) level and is distributed to the municipality or electoral area based on its share of the regional population.

Based on the demand for services in Hope, including the anticipated construction of 56 supportive housing units and 15 shelter beds, this method of calculation appears to result in an underrepresentation of need for persons experiencing homelessness within the District of Hope.

- **Suppressed Household formation:** Addresses households that were unable to form due to the lack of available & affordable housing supply
- **Anticipated Growth:** Units needed to accommodate a growing population. The average of the projections for municipal and regional household growth is used to account for growth through population movement within the regional district. This category has the greatest potential to fluctuate based on actual growth over time.
- **Rental Vacancy Adjustment:** The number of units needed to restore local vacancy rates to 3%. Rental vacancy rates in Hope in 2021 were 1.4%, meaning additional units will be needed to meet the target rate.
- **Additional Local Demand:** This is a multiplier to calculate unspecified local demand (the demand buffer).

Key takeaways from the summary table include:

- **686 units are needed to meet the 5 year demand (2021 – 2026), and**
- **2,123 units are needed to meet the 20 year demand (2021 – 2041)**
- The majority of the demand comes from the ‘Anticipated Growth’ category, followed by ‘Additional Local Demand’

The Additional Local Demand, or demand buffer, helps to accommodate fluctuations in market conditions and considers that some demand is driven by preference. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

There are many uncertainties in the housing and population projections used in the current 2021 Housing Needs Report. These include the use of 2016 census projections (2021 census data was not yet available), changes in demand during the Covid-19

pandemic, and changes in housing availability during a large infrastructure project. The standardized method used in the Interim report and in subsequent housing needs reports will be timed to use the latest Census data and will enable comparisons over time.

Future Work Required

The role of local government is to create conditions where housing can be built to meet the current and future demand. Findings from the Interim Housing Needs Report must be incorporated into the Official Community Plan (OCP) and the zoning bylaw. By December 21, 2025, the following must be completed:

- Update the OCP to plan for housing needs over the next 20 years
- Update the Zoning Bylaw to pre-zone lands to accommodate the anticipated 20-year housing demand

With Council endorsement, the attached interim report will be appended to the existing housing needs report.

BUDGET IMPLICATIONS:

None. The Interim Housing Needs Report has been completed in-house by staff. Costs associated with updates to the Official Community Plan and Zoning Bylaw will be accounted for separately.

ATTACHMENTS:

Interim Housing Needs Report

Reviewed by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

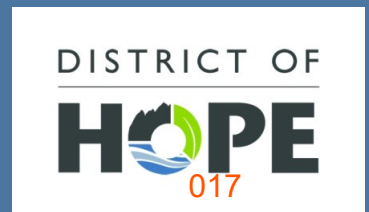
Original Signed by John Fortoloczky
Chief Administrative Officer



Interim Housing Needs Report

District of Hope

November 2024



Introduction

The Interim Housing Needs Report has been prepared according to the requirements of the *Housing Needs Report Regulation* and the *Local Government Act*. This interim report is an addendum to the 2021 District of Hope Housing Needs Assessment.

The Interim Report includes the following:

1. The **number of housing units** needed currently and over the next 5 and 20 years, calculated using the method outlined in the Housing Needs Report Method Regulation;
2. A **statement about the need** for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
3. A **description of the actions** taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

The Interim report was produced to meet new provincial requirements and does not represent a comprehensive update to 2021 District of Hope Housing Needs Assessment. A full update to the Housing Needs Report will be completed and received by the District of Hope Council by December 31, 2028.

Number of Housing Units – 5 & 20 years

The following table summarizes the 5-year and 20-year housing needs in the District of Hope according to the provincial Housing Needs Report Method. Data was generated using the Housing Needs Report Calculator¹ which was created by the Housing Assessment Resource Tools (HART) project. See Attachment A for all produced tables.

Detailed descriptions of the methodology can be found in the Province’s **Guidelines for Housing Needs Reports - HNR Method Technical Guidance** document

The 5-year demand represents need from 2024 – 2029, while, the 20-year demand represents need from 2024 – 2044.

Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
D. Anticipated Growth	446.11	1208.99
E. Rental Vacancy Rate Adjustment	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Units – 5 years	686	
Total New Units – 20 years		2,123

- **Extreme Core Housing Need:** Households spending at least 50% of pre-tax income on housing.
- **Homelessness:** Data is available at the regional level and is distributed to the municipality or electoral area based on its share of the regional population.
- **Suppressed Household formation:** Addresses households that were unable to form due to the lack of available & affordable housing supply.
- **Anticipated Growth:** Units needed to accommodate a growing population. The average of the projections for municipal and regional household growth is used to account for growth through population movement within the regional district.

¹ <https://hart.ubc.ca/bc-hnr-calculator/>

The majority of the demand in District of Hope comes from the ‘Anticipated Growth’ category. This category has the greatest potential to fluctuate based on actual growth over time.

- **Rental Vacancy Adjustment:** The number of units needed to restore local vacancy rates to 3%. Rental vacancy rates in Hope in 2021 were 1.4%, meaning additional units will be needed to meet the target rate.
- **Additional Local Demand:** This is a multiplier to calculate unspecified local demand (the demand buffer).

The Additional Local Demand, or demand buffer, helps to accommodate fluctuations in market conditions and considers that some demand is driven by preference. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

Comparison between the 2021 Housing Needs Report and the Interim Housing Needs Report projections is difficult. The 5-year projections in each report cover a different time period (i.e. 2021-2026 and 2024-2029) and use different methods of calculation. Additionally, the 2021 Housing Needs Report relied on data projections from the 2016 census as the 2021 census was not yet available.

Despite these challenges, the Interim report data indicates a higher anticipated housing need than was projected in the existing housing needs report. Much of the increase comes from the inclusion of the Additional Local Demand buffer.

Statement: Housing and Transportation Need

The District of Hope Official Community Plan aims to ensure land use and development contribute to livability and completeness, as well as to compact, connected, and walkable, built environments (Goal 1). Many objectives, support this goal, including:

- Objective 1.1 To prioritize development in the District’s urban areas
- Objective 1.2 To encourage the densification of the Downtown core to facilitate potential transit service.
- Objective 1.5 To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial, and open space needs.
 - Policy 1.5.1 Focus the development of residential land uses in locations within a close walk to community services and facilities in the downtown core (designated as Downtown Hope in Schedule B: Future Land Use Map).
- Objective 3.2 To encourage pedestrian activity by strengthening the live- work relationship and the attractiveness of Downtown Hope to new and expanding businesses.
- Objective 7.3 To use green corridors effectively to provide opportunities for walking and cycling and promote healthy and active living.
- Objective 8.2 Encourage local trips by foot and bicycle.
- Objective 8.3 To support an accessible transportation system within Hope.

District of Hope supports the creation of additional density in the Downtown and Urban / Suburban areas to serve the needs of current and future residents. Development in these areas must consider connections to active transportation and will generally be located near public transit.

Public transit in Hope consists of bus service which connects the Urban / Suburban areas to Agassiz and runs several times per day. As public transit increases within District of Hope, the Downtown and Urban / Suburban areas will be the principal areas served.

Actions Taken to Reduce Housing Need

District of Hope is working towards the reduction of housing need in the municipality. To achieve this goal, the following actions have been taken since the completion of the last Housing Needs Report in 2021:

1. Adopted Small Scale Multi-Unit Housing Zoning Bylaw amendments (2024)

District of Hope adopted zoning amendments to allow up to 3 dwelling units on parcels less than 280 sqm in size and up to 4 dwelling units on parcels greater than 280 sqm in zones that previously only permitted 1 or 2 dwelling units. This change substantially increases the number of dwelling units permitted within the Urban/ Suburban Residential areas. Additional dwelling units may become available as properties redevelop or as accessory dwelling units are added.

2. Issued Building Permits (between 2021 and Oct. 2024)

District of Hope has issued the following permits for residential dwelling units:

	2021	2022	2023	2024	Total
Single Family Dwelling	37	20	5	8	70
Suite (existing house)				2	2
Suite (new house)	20				20
Multi-family		2*		40**	42
Mobile Home	5	7	3		15
Total	62	29	8	50	149

* Duplex (2 dwelling units); ** 32 condos, 8 townhouses

In addition to the permits issued for residential units, a development permit has been issued and a building permit application permit received for:

- 56 supportive housing units and
- 15 shelter beds for persons experiencing homelessness.

3. Issued Form and Character Development Permits

Between 2022 and 2024 District of Hope issued residential form and character development permits for 60 dwelling units in multi-family buildings on 4 distinct sites. Construction of these units may occur in the future.

4. Plan to create a denser downtown zone

In 2023, District of Hope completed the *Hope Downtown Action Plan* which supports residential infill in and near the edges of the downtown.

**Attachment A –
Tables Generated via the Housing Needs Report Calculator**

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Hope DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,950	2,015	2,165	2,335
Renters	705	615	715	605

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Hope DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	20	0.86%	0.86%
Renters	130	18.44%	80	13.01%	90	12.59%	35	5.79%	12.46%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Hope DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	2,335	0.86%	20.00
Renters	605	12.46%	75.35
Total New Units to Meet ECHN - 20 years			95.35

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Hope DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	6,335	1.99%	2,262	45.11
Total New Units to Homelessness Needs - 20 years				45.11

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Hope DM (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	15	45
25 to 34 years	110	85
35 to 44 years	285	175
45 to 54 years	430	190
55 to 64 years	445	90
65 to 74 years	380	55
75 years and over	285	65

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Hope DM (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	15	35
25 to 34 years	155	80
35 to 44 years	185	125
45 to 54 years	325	70
55 to 64 years	575	125
65 to 74 years	560	85
75 to 84 years	380	80
85 years and over	135	10

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Hope DM (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	385	620	265	450
	20 to 24 years	235		185	
25 to 34 years	25 to 29 years	230	485	295	620
	30 to 34 years	255		325	
35 to 44 years	35 to 39 years	345	775	280	595
	40 to 44 years	430		315	
45 to 54 years	45 to 49 years	515	1,025	380	820
	50 to 54 years	510		440	
55 to 64 years	55 to 59 years	510	960	490	1,135
	60 to 64 years	450		645	
65 to 74 years	65 to 69 years	355	705	620	1,170
	70 to 74 years	350		550	
75 years and over	75 to 79 years	250	465	405	805
	80 to 84 years	110		240	
	85 years and over	105		160	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Hope DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	15	45	620	2.42%	7.26%
25 to 34 years	110	85	485	22.68%	17.53%
35 to 44 years	285	175	775	36.77%	22.58%
45 to 54 years	430	190	1,025	41.95%	18.54%
55 to 64 years	445	90	960	46.35%	9.38%
65 to 74 years	380	55	705	53.90%	7.80%
75 years and over	285	65	465	61.29%	13.98%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Hope DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.42%	7.26%	450	10.89	32.66
25 to 34 years	22.68%	17.53%	620	140.62	108.66
35 to 44 years	36.77%	22.58%	595	218.81	134.35
45 to 54 years	41.95%	18.54%	820	344.00	152.00
55 to 64 years	46.35%	9.38%	1,135	526.12	106.41
65 to 74 years	53.90%	7.80%	1,170	630.64	91.28
75 years and over	61.29%	13.98%	805	493.39	112.53

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Hope DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	10.89	32.66	15	35	-4.11	-2.34	0.00
25 to 34 years	140.62	108.66	155	80	-14.38	28.66	14.28
35 to 44 years	218.81	134.35	185	125	33.81	9.35	43.16
45 to 54 years	344.00	152.00	325	70	19.00	82.00	101.00
55 to 64 years	526.12	106.41	575	125	-48.88	-18.59	0.00
65 to 74 years	630.64	91.28	560	85	70.64	6.28	76.91
75 years and over	493.39	112.53	515	90	-21.61	22.53	0.91
Total New Units to Meet Suppressed Housing Need - 20 years							236.27

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Hope DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Hope DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	2,940	3,881.00	941.00
Regionally Based Household Growth	50.24%	2,940	4,416.99	1,476.99
Scenario Average				1,208.99
Total New Units to Meet Household Growth Needs - 20 years				1,208.99

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Hope DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	605	623.71
Local Vacancy Rate	1.40%	98.60%		613.59
Total New Units to Achieve 3% Vacancy Rate - 20 years				10.12

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Hope DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	95.35
B. Persons Experiencing Homelessness	45.11
C. Suppressed Household Formation	236.27
E. Rental Vacancy Rate Adjustment	10.12
Total	386.85
Demand Factor	1.36
Total New Units to Address Demand Buffer - 20 years	527.49

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
D. Anticipated Growth	446.11	1,208.99
E. Rental Vacancy Rate Adjustment	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Units - 5 years	686	
Total New Units - 20 years		2,123

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



Housing Assessment
Resource Tools
(HART)



Licker
Geospatial
Consulting



BYLAW NO. 1593

A bylaw to amend Fees and Charges Bylaw 1363

WHEREAS the Council of the District of Hope has determined to amend “Fees and Charges Bylaw No. 1363, 2015”; amend fees and charges for Administrative Service Fees and Charges, Water User Fees, Water, Sewer, and Service Connection Fees and Other Charges, Sewer Fees and Solid Waste Management Fees;

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

CITATION

1. This bylaw may be cited for all purposes as **“Fees and Charges Amendment Bylaw No. 1593, 2024”**.

ENACTMENT

2. That Schedule “A” – Administrative Service Fees and Charges, attached to and forming part of “*Fees and Charges Bylaw No. 1363, 2015*”, be **deleted** and **replaced** with Schedule “A” attached to and forming part of “*Fees and Charges Amendment Bylaw No. 1593, 2024*”.
3. That Schedule “I” – Water User Fees, attached to and forming part of “*Fees and Charges Bylaw No. 1363, 2015*”, be **deleted** and **replaced** with Schedule “I” attached to and forming part of “*Fees and Charges Amendment Bylaw No. 1593, 2024*”.
4. That Schedule “J” – Water, Sewer, and Service Connection Fees and Other Charges, attached to and forming part of “*Fees and Charges Bylaw No. 1363, 2015*”, be **deleted** and **replaced** with Schedule “J” attached to and forming part of “*Fees and Charges Amendment Bylaw No. 1593, 2024*”.
5. That Schedule “K” – Sewer User Fees, attached to and forming part of “*Fees and Charges Bylaw No. 1363, 2015*”, be **deleted** and **replaced** with Schedule “K” attached to and forming part of “*Fees and Charges Amendment Bylaw No. 1593, 2024*”.
6. That Schedule “L” – Solid Waste Collection and Disposal Fees, attached to and forming part of “*Fees and Charges Bylaw No. 1363, 2015*”, be **deleted** and **replaced** with Schedule “L” attached to and forming part of “*Fees and Charges Amendment Bylaw No. 1593, 2024*”.

READ A FIRST, SECOND & THIRD TIME this 12th day of November, 2024.

ADOPTED this XX day of November, 202X.

Mayor

Director of Corporate Services

SCHEDULE "A" – Administrative Service Fees and Charges
(A/M # 1364, 1503, 1593)

Applicable taxes will be added to all the following fees and charges			
1	Business Licence Report	\$60.00	\$110.00
2	Cheques Rejected by Financial Institution	\$25.00	
3	Hard Copies of Bylaws listed below		
	a) Current Official Community Plan Bylaw and Map	\$75.00 including maps	
	b) Current Zoning Bylaw and Blueprint Maps	\$75.00 including maps	
	c) Wall size and blue print maps/plans (greater than 2' x 3')	\$30.00 (B & W) \$50.00 (colour)	
	d) Small maps/plans (2' x 3' or less but greater than 11" x 17")	\$20.00 (B & W) \$35.00 (colour)	
	e) Current Subdivision Bylaw	\$125.00	
4	List of Electors: As provided under Section 62 of the <i>Local Government Act</i> , except where a candidate at an	\$35.00 or per selected pages	
5	Minutes of Council Proceedings	\$0.30 per page	
6	Pre-Authorized Payments Rejected by Financial	\$25.00	
7	Real Estate Board Property Tax Information	\$35.00	
8	Reproduction of Tax Demand or Utility Account	\$10.00	
	Tax Certificate (ordered through the municipal office)	\$64.00	
9	Tax Certificate (ordered through BC Online. Additional	\$25.00	
10	Property Tax Listing (for mortgage company)	\$10.00 per folio	
11	Misc. Fees		
	a) Photocopies: single or double sided (8.5" x 11" and 8.5" x 14")	\$0.30 per page (B & W) \$0.35 per page (colour)	
	b) Photocopies: single or double sided (11" x 17")	\$0.50 per page (B & W) \$0.55 per page (colour)	
	c) Faxes Sent within B.C.	\$3.00 first page, \$0.50 per additional pages	
	d) Faxes Sent Outside B.C.	\$5.00 first page, \$1.00 per additional pages	
	e) Receipt of Faxes	\$1.00 per page	
12	Administering Oaths, taking an affidavit	\$20.00	
13	Signing papers for Pension purposes. Exemption: No charge for residents of Hope and residents of Electoral Areas A, B, C & D.	\$20.00	

14	Community Use of District-owned Facilities Fees:			
	a)	District owned facility bookings for organizations receiving funding from the District	No Charge	
	b)	District owned facility bookings for organizations not receiving funding from the District (profit and not-for-profit)	\$26.00 per hour. Each sequential hour is an additional \$3.00.	
	c)	District owned facility equipment bookings	\$7.00 - no charge for organizations receiving funding from the District or other government agencies	
15		Administration Charge	20% up to a maximum of \$500.00	20% up to a maximum of \$2,500.00
16		Release of Judgment on Title	\$35.00, plus administration charge and current LTSA fee(s)	
17		Lapel Pin	\$2.00	
18		District of Hope Municipal Flag	\$95.00 each	\$325.00 each

DRAFT

Fees and Charges Bylaw No. 1363, 2015

**SCHEDULE 'I' – Water User Fees
(A/M #1593)**

Water Rates		
1. <u>Unmetered Rates:</u>		
The following scale of monthly charges shall apply to all unmetered water users:		Monthly
a) Residential dwelling units	\$23.68	27.71
b) General retail stores and offices	\$23.68	27.71
c) Fraternal halls, churches, church halls	\$23.68	27.71
d) Licenced premises, cinema, cafes and restaurants	\$30.00	35.10
e) Schools, per classroom	\$30.00	35.10
f) Beauty shop, barber, nursery, bakery	\$30.00	35.10
g) Stores and businesses with living quarters	\$47.37	55.42
h) Community art & recreation facilities and halls	\$39.47	46.18
i) Curling rink	\$39.47	46.18
j) Arena	\$134.14	156.94
k) Campgrounds, per site	\$0.79	0.92
l) Other uses where metering is required	\$23.68	27.71
2. <u>Metered Rates:</u>		
The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary):		Quarterly
a) Minimum quarterly charge for up to 1101 cubic meters (m ³)	\$71.05	83.13
b) In excess of 1,101 cubic meters (m ³)	\$0.31/m ³	\$0.35/m³

Effective – January 1, 2025

SCHEDULE “J” – Water, Sewer, and Service Connection Fees and Other Charges
(A/M #1364, 1432, 1510, 1593)

1. Connection Fees and Other Charges:		FEES	Revised rate
(a) Serviced, vacant lots: Water service connection and meter for single family and duplex residential connections having an existing 19 mm diameter connection size.		Actual cost (minimum charge \$1,250.00)	
(b) Installation of services, vacant lots: Water service connection and meter for single family and duplex residential connections requesting a new 19 mm diameter connection size		Actual cost (minimum charge \$1,500.00)	
(c) Serviced, vacant lots: Sewer service connection having 100mm diameter connection size		Actual cost (minimum charge \$1,250.00)	
(d) Installation of services, vacant lots: Sewer service connection having 100mm diameter connection size.		Actual cost (minimum charge \$1,500.00)	
(e) Disconnection fee of any service		Actual cost (minimum charge \$200.00)	
(f) Per turn on or off outside normal District business hours		\$200.00	
2. Water Meters (includes meter couplings and valves)			
Meter Size	Meter Charge		
· ¾ inch (19 mm)	Actual cost, plus administration fee		
· 1 inch (25 mm)			
· 1 ½ inch (38 mm)			
· 2 inch (50 mm)			
· Greater or other size			
3. Bulk Water Connection:			
(a) Daily connection fee for bulk water used from a bulk water filling station operated by the District and where a water meter and backflow preventer are permanently in place.		\$100.00 per day during normal business hours \$200.00 per day for after hours, Statutory Holidays and weekends	\$200 per day
(b) Volume charge per cubic metre of water used		\$0.44	\$0.50
4. Driveway Access Permit \$100.00			
5. Liquid Waste Disposal at Pollution Control Centre: \$47.50 per cubic metre plus			
<u>Please Note:</u> The above costs may be subject to administration and handling fees as set by the District from time to time.			

Effective – January 1, 2025

Fees and Charges Bylaw No. 1363, 2015

SCHEDULE 'K' - Sewer User Fees (A/M #1593)

Sewer Rates		
1. <u>Unmetered Rates:</u>	Monthly	Revised rate
The following scale of monthly charges shall apply to all unmetered sewer users:		
(a) Residential dwelling unit	28.74	33.64
(b) General retail stores and offices	30.52	35.72
(c) Fraternal halls, churches, church halls	28.74	33.64
(d) Licenced premises, cinema, cafes and restaurants	30.52	35.72
(e) Schools, per classroom	30.52	35.72
(f) Beauty shop, barber, nursery, bakery	41.25	48.28
(g) Stores and businesses with living quarters	59.25	69.35
(h) Community art & recreation facilities and halls	30.52	35.72
(i) Curling rink	51.10	59.81
(j) Arena	102.20	119.62
(k) Campgrounds, per site	2.74	3.21
(l) Church camp, including principle residence (private water system)	123.65	144.73
(m) Other uses where metering is required	30.52	35.72
2. <u>Metered Rates:</u>		
The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary)		
(a) Minimum quarterly charge for up to 1101 cubic meters (m ³)	87.99	102.99
(b) In excess of 1,101 cubic meters (m ³)	0.65	0.76

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**SCHEDULE "L" – Solid Waste Collection and Disposal Fees
(A/M #1364, 1460, 1464, 1485, 1510, 1524, 1541, 1593)**

Residential Solid Waste	
Collection of each container of garbage, recycling, organics/green waste, and glass – per dwelling unit	\$372.00 per dwelling unit/year
Additional Collection Cart – any stream (includes collection)	\$16/cart/month
Additional Glass Receptacle (includes collection)	\$3.25/month
Service level change	\$36.00/per occurrence
Bear Latch Replacement	\$60.00/latch
Commercial Solid Waste	
Collection of each cart of garbage,	\$28/cart/month
Commercial Bag Service	\$56.00 per month
• Garbage - 5 standard bags or	\$ 13.00 per week
• Extra bag charge	\$3.50 per bag
• Recycling - 5 standard blue bags	No Charge

\$396.00 per dwelling unit/year

\$16.50/cart/month

Garbage: Garbage Bins: Commercial, Industrial, Multi-Tenant Customers						
Per Monthly Rate						
Extra Tip	Bin Size (Yard)	Monthly Pick Up	Every Other Week	Weekly Pick Up	Twice Weekly Pick Up	Thrice Weekly Pick Ups
\$56	2	\$79	\$95	\$142	\$290	\$433
\$68	3	\$90	\$121	\$200	\$401	\$601
\$79	4	\$100	\$142	\$248	\$496	\$744
\$100	6	\$116	\$200	\$359	\$723	\$1,076
\$127	8	\$158	\$237	\$443	\$886	\$1,329

FEES
6 Yd Garbage Compact Bin
\$264.00 per tip
Note: Short Term 4 Yard Delivery \$79 Dump \$111 Removal \$79
Short Term 6 Yard Delivery \$79 Dump \$137 Removal \$79
27 yard self contained roll off compactor Haul \$211 Disposal \$153

Recycle Bins: Commercial, Industrial, Multi-Tenant Customers							Note: Any container contaminated will be dumped as garbage and charged as a garbage extra as per list
Per Monthly Rate							
Extra Tip	Bin Size (Yard)	Monthly Monthly Pick Up	Every Other Week	Weekly Pick Up	Twice Weekly Pick Up	Thrice Weekly Pick Ups	
\$56	2	\$68	\$90	\$132	\$269	\$401	
\$68	3	\$79	\$106	\$158	\$317	\$475	
\$79	4	\$90	\$121	\$179	\$359	\$538	
\$90	6	\$106	\$158	\$248	\$496	\$744	
\$100	8	\$132	\$200	\$317	\$622	\$939	

Additional Charges (Garbage & Recycle)	FEES
Initial delivery of each front load	\$39.00
1 time delivery of each front load	\$39.00
Removal of each front load	\$39.00
Supply of lock	\$27.00

Roll Off's (includes delivery/removal/return/disposal)	FEES
Flat Roll Off – 12 Yd	\$506.00
Flat Roll Off – 20 Yd	\$617.00
Flat Roll Off – 30 Yd	\$728.00
Flat Roll Off – 40 Yd	\$844.00
Rental monthly per container	\$280.00

Transfer Station – Self Haul:	FEES
Minimum Fee for all Waste Categories	\$10.00
Sorted Refuse	\$115.00/1,000 Kg
Unsorted Refuse	\$175.00/1,000 Kg
Green Waste (trees, stumps, branches)	\$75.00/1,000 Kg
Clean Construction Wood Waste	\$100.00/1,000 Kg
Drywall (with paperwork)	\$145.00/1,000 Kg
Tires (No Rims) maximum 20 inch	\$20.00/tire
Mattresses, Box Springs	\$20.00 each
Commercial Refuse Roll-off Containers	\$175.00/1,000kg

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1. News Release dated November 6, 2024 from the Office of the Premier re: Premier's new cabinet will be sworn in Nov. 18, 2024.
2. News Release dated November 9, 2024 from the Office of the Provincial Health Officer and the Ministry of Health re: First presumptive case of H5 avian influenza detected in B.C.
3. Information Bulletin dated November 13, 2024 from the Office of the Premier and the Intergovernmental Relations Secretariat re: Books of condolences available for former premier John Horgan.
4. News Release dated November 18, 2024 from the Office of the Premier re: New cabinet ready to deliver on the priorities of British Columbians.
5. Information Bulletin dated November 19, 2024 from the Ministry of Emergency Management and Climate Readiness re: People encouraged to prepare for strong winds.
6. Information Bulletin dated November 19, 2024 from the Ministry of Transportation and Transit re: Preparation is essential for safe driving in winter conditions.
7. News Release dated November 20, 2024 from the Ministry of Tourism, Culture and Sport and the Ministry of Finance re: Delegation heads to California to promote, grow B.C.'s film, TV industry.