



COMMITTEE OF THE WHOLE AGENDA

**Monday, November 24, 2025
to follow the Public Hearing**

Council Chambers

325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings, please be advised that the Hope Ratepayers Association is recording these meetings. 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

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the November 24, 2025, Committee of the Whole Meeting Agenda be adopted as presented.

3. ADOPTION OF MINUTES

(a) Committee of the Whole

(1)

Recommended Resolution:

THAT the Minutes of the Committee of the Whole Meeting held November 5, 2025, be adopted, as presented.

4. RECESS TO REGULAR COUNCIL MEETING

5. RECONVENE COMMITTEE OF THE WHOLE MEETING

Mayor to reconvene the Committee of the Whole Meeting.

6. OTHER PERTINENT BUSINESS

(a) Presentation from the Director of Community Development Re: Official Community Plan Update – Engagement Round 2 Summary

(9)

7. QUESTION PERIOD

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

8. CLOSE COMMITTEE OF THE WHOLE

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Wednesday, November 5, 2025
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Dusty Smith

Staff Present: John Fortoloczky, Chief Administrative Officer
Kevin Dicken, Director of Operations/Deputy CAO (via Teams)
Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Robin Beukens, Director of Community Development
Thomas Cameron, Fire Chief
Branden Morgan, Deputy Director of Corporate Services
Linda Goglin, Deputy Director of Finance
Danielle Laporte, Communications/IT

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the November 5, 2025 Committee of the Whole Meeting Agenda be adopted,
as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Committee of the Whole

Moved / Seconded

THAT the Minutes of the Committee of the Whole Meeting held October 29, 2025,
be adopted, as presented. **CARRIED.**

4. OTHER PERTINENT BUSINESS

(a) Review of the DRAFT 2026-2030 Financial Plan

The Director of Finance provided an overview of the agenda for the Financial Plan review and began with a brief review of the 2026-2030 Capital Budget.

- 2026-2030 Capital Budget
 - o An additional \$200,000 has been added to the Fire Department Capital Expenses for structural repairs to Fire Hall 1 due to issues identified during asbestos abatement

Council requested clarification regarding the Water Capital Expense for replacement of Wells #1 and #2, and whether it is for new casings or full replacements. The Director of Operations advised that the intent through the Water Master Plan is to fully decommission Well #1 and replace both Well #1 and Well #2 with a new higher capacity well in the downtown area. He added that this project has a timeline of 5-10 years and will be reviewed in 2030.

- Assumptions – overall inflation of 3% in 2025
 - o Wage increases as per the Collective Agreement
 - o Construction inflation of 5%

Highlights of General Government

- Information Technology includes the computer replacement program, which is funded by the COVID Restart Grant, with 10 units expected to be replaced in 2026
- The COVID Restart Grant has approximately \$880,000 remaining with \$500,000 allocated to the Richmond Hill Multi-Use Pathway Project
- Office reorganization and furniture replacement projects at District Hall are now complete
- The Victims Assistance Program is now fully staffed, and it was noted that program travel costs are difficult to estimate as it depends on the requirements of the cases being handled

Highlights of Fire – Emergency Services

- Emergency Services Contracts include the Hazard Report and Emergency Management Plan updates at \$107,000 and an additional \$65,000 in contractor fees for Emergency Management services

Highlights of Fire – Protective Services

- Revenue from Fire Protection Agreements is lower than previous years as the Fraser Valley Regional District did not renew the Laidlaw Fire Protection Agreement
- There is an increase in grant revenue for FireSmart and Emergency Management

- Both full-time and volunteer headcounts have increased, resulting in an increased need for training
- Annual gear inspection and repairs costs have risen due to an increase in full-time and volunteer members

Highlights of Bylaw Enforcement

- Wages and Benefits have increased due to the addition of the new Bylaw Coordinator position
- Animal Control costs continue to rise due to the volume and complexity of dog related calls

Highlights of Public Works

- Administration costs have decreased due to the reallocation of Engineering positions to a separate budget section
- The Flood Management Plan, budgeted under the Public Works Engineering – Contracts item, will be 90% funded by grant revenue
- Roads Maintenance has decreased as some labour costs have been reallocated to the Parks budget

Council inquired as to the reason for reallocating labour amounts between the Roads Maintenance and Parks budgets each year. The Director of Operations advised that while individual costs are reallocated between the budget items, the overall labour costs remain the same. He added that while it is difficult to predict where actual labour costs will take place, Staff review the previous three years of actuals to propose the budget amounts.

Highlights of Waste Management

- In 2025, Staff budgeted Waste Management expenditures based on the actual inflationary rate, while the actual expense has come in lower
- Landfill budget includes ongoing remediation and a reduction for work already completed

Highlights of Community Development

- The Community Development Department is now fully staffed
- Planning Contracts include *Subdivision Development Servicing Bylaw*, *Develop Cost Charges Bylaw*, and Development Application Review Process updates
- The Economic Development item is for the AdvantageHOPE contract

Highlights of Parks

- A portion of the Parks Administrator salary is allocated to Parks Administration
- Kawkawa Lake Park works include repairs to the floating dock

Council inquired as to what work is included in the Other Parks section as it has a large budget of \$227,000. The Director of Operations advised that this section is used for smaller parks, passive green spaces, hanging baskets on Wallace Street,

and other horticultural work in the Downtown Core. He added that it would be administratively difficult to separate these expenses into their own categories.

Council inquired as to whether there will be an item added to the budget for the Spray Park that has been the subject of recent community fundraising efforts. The CAO advised that the Spray Park project will need to come before Council to receive direction as it is not officially included in the Downtown Revitalization Plan or other plans.

Highlights of Cultural

- Library expenses are passed on to the District by the Fraser Valley Regional Library, with a 3-4% increase expected in 2026
- Station House archaeological works are being conducted and will be funded by the Station House Reserve

Highlights of Water Operations

- The final commercial utility billing has yet to occur, which will eliminate the current deficit for 2025
- Water Parcel Tax is ending in 2025 and will be replaced by the 753 Water Amalgamation Parcel Tax
- Debt financing for the Water Utility Amalgamation Project is now allocated under Water Capital

Highlights of Sewer Operations

- Small increases across the Sewer Operations budget to accommodate increased maintenance and associated labour costs

Highlights of RCMP

- Assumption that the RCMP staffing complement will be 14 members with no projected increase to staff in 2026
- The RCMP has proposed an increase in staff complement to 15 members in 2027
- Increased expenses related to the body worn camera implementation and associated training
- \$180,000 to be transferred from prior year surplus
- RCMP expenditures are largely outside of the District's control, with only municipal support positions remaining consistent

Highlights of Revenue – Other

- Grant revenue has increased to reflect grants that have been secured and an allocation based on the assumption of grants that will be received
- Investment income is expected to remain at the same level despite rates dropping due to more money being set aside
- The District has not had a tax sale in the last two years
- Payment in lieu of taxes has been increased to reflect previous years
- The majority of Other Revenue comes from grants and investment income

Council inquired as to why Other Revenue was significantly higher in 2024. The Director of Finance advised that this was due to the sale of the property at 455 Coquihalla Street which resulted in a gain of approximately \$1.4 million.

Council requested clarification regarding the expenses included in the \$496,700 budget for the library. The Director of Finance advised that the District pays the Fraser Valley Regional Library (FVRL), which operates the Hope branch, approximately \$110,000 each quarter. Additionally, the District is responsible for maintenance expenses, a portion of materials and supplies, utilities, and rental of the library space. He added that this amount is consistent with other communities and that the FVRL Board, which includes representation from Council, adopts a budget each year that determines allocations.

Property Tax Impact

- Utilities Class market value adjustment decreased by 19.2%
- Staff received an updated assessment roll this week, which has been used to calculate the property tax scenarios

Assessed Value Differences

- Class 1 (Residential) – 1.29% Increase
- Class 5 (Industrial) – 4.93% increase
- Class 6 (Commercial) – 3.48% Increase

The Director of Finance advised that Staff have prepared four scenarios, each with two alternatives:

- Equal application of rate across all classes
- Adjust Light Industry and Commercial by 2% on an overall basis, leaving all classes the same

Property Tax Scenarios

The Director of Finance advised that Scenario 1, which shows the budget as presented with no adjustments, and Scenario 2, which shows the budget without the utilities rate adjustment, are included for Council's reference.

- Scenario 1: - as presented with no adjustments
 - o Alternative 1 – 12.56% overall tax rate increase as follows:
 - Residential - \$257 or 13.70%
 - Light Industry - \$2,464 or 20.83%
 - Commercial - \$787 or 14.21%
 - o Alternative 2 – overall 12.07% (Residential) and 14.07% (Commercial & Industrial) overall tax rate increase as follows:
 - Residential - \$248 or 13.19%
 - Light Industry – \$2,655 or 22.44%
 - Commercial - \$872 or 15.73%

- Scenario 2: - Impact if the utilities assessment reduction related to pipeline transmission property has not occurred:
 - o Alternative 1 – 4.74% overall tax rate increase
 - Residential - \$109 or 5.79%
 - Light Industry - \$1,470 or 12.43%
 - Commercial - \$347 or 6.27%
 - o Alternative 2 – 4.24% (Residential) & 6.24% (Commercial & Industrial) overall tax rate increase
 - Residential - \$99 or 5.29%
 - Light Industry – \$1,661 or 14.04%
 - Commercial - \$432 or 7.79%
- Scenario 3: - reduce tax assessment by \$700,000, with \$100,000 being reduced from RCMP tax
 - o Alternative 1 – 3.89% overall tax rate increase
 - Residential - \$93 or 4.93%
 - Light Industry - \$1,362 or 11.51%
 - Commercial - \$299 or 5.40%
 - o Alternative 2 – 3.39% (Residential) and 5.39% (Commercial & Industrial) overall tax rate increase
 - Residential - \$83 or 4.43%
 - Light Industry – \$1,553 or 13.13%
 - Commercial - \$384 or 6.93%
- Scenario 4: reduce tax assessment by \$800,000, with \$100,000 being reduced from RCMP tax
 - o Alternative 1 – 2.65% overall tax rate increase
 - Residential - \$69 or 3.68%
 - Light Industry - \$1,205 or 10.18%
 - Commercial - \$230 or 4.15%
 - o Alternative 2 – 2.15% (Residential) and 4.15% (Commercial & Industrial) overall tax increase
 - Residential - \$60 or 3.18%
 - Light Industry – \$1,396 or 11.80%
 - Commercial - \$314 or 5.67%

The Director of Finance advised that Council could achieve a reduced tax assessment by reducing reserve contributions and using prior year surplus. The CAO added that Council could also look at discretionary capital projects.

Reserve Adjustments – a total of \$309,275 in adjustments

- Maintain the Infrastructure, Campground, and Cemetery Reserves at current levels
- Reduce the Fire Department, Public Works Equipment, and Gas Tax Reserves

History of Annual Surplus/Deficits

- 2024 – (\$552,658)
- 2023 – \$5,082,936
- 2022 – 2,898,909
- Unappropriated as of the 2024 year end – \$12,219,143

Discretionary Capital Projects

- District Hall HVAC Ducting Project - \$30,000
- Art Machine Roof Replacement - \$30,000
- Memorial Park Washroom Upgrade - \$25,000
- Fire Hall 1 Structural Repairs - \$200,000

Council inquired as to whether the utility assessment changes are a temporary reduction or if they are expected to be permanent. The Director of Finance advised that there is some political pressure to reverse or delay the change and noted that Staff have prepared the budget with the assumption that the changes will stand. He added that BC Assessment has indicated that they will also be reviewing other utility values.

Council inquired as to the impact the reduction in reserve contributions will have, specifically for the Fire Department. The Fire Chief advised that the reserve funds are for apparatus replacements and facility work and added that there may be grant funding available to cover a portion of the upcoming apparatus replacement. The Director of Finance noted that Fire Reserve contributions have increased significantly in recent years, going from \$150,000 in 2024 to \$200,000 in 2025. The proposed reduction would not be out of line with previous years and could be increased again moving forward. On an overall basis, the Director of Finance noted that the proposed reserve adjustments would result in total contributions of \$1,416,000, which is still a significant increase over the 2024 total of \$1,126,000.

Council noted that while it is not sustainable to support the budget through the prior year surplus, they have an obligation to ease the burden of the utility valuation reduction on local ratepayers. Council also noted that they do not want to remove projects from the budget as costs could increase in future years and it will put the District behind schedule.

Council inquired as to what the ratio of Light Industry and Commercial tax rates would be if the 2% adjustment is made. The Director of Finance advised that the ratio would be 1.73 for Commercial and 2.36 for Light Industry when compared to the Residential rate.

The Director of Finance advised that the District has not seen updated valuation for properties that were rezoned Light Industrial in 2025, noting that it will have an impact on the use of prior year surplus in the future as those values increase. He added that any changes will be presented to Council as they are received.

Council advised that they would like to proceed with a \$700,000 reduction in tax assessment with \$600,000 coming from General Operations and \$100,000 coming from RCMP Tax, and a 2% adjustment to Commercial and Light Industry rates. The Director of Finance noted that the \$600,000 reduction from General Operations will be comprised of \$309,275 in reserve adjustments and the remainder from prior year surplus.

Moved / Seconded

THAT Council direct Staff to prepare the 2026-2030 Financial Plan with a \$600,000 reduction from General Operations and a \$100,000 reduction from RCMP Tax for a total tax assessment reduction of \$700,000, and a 2% adjustment to the Light Industry and Commercial classes. **CARRIED.**

5. QUESTION PERIOD

There were no questions from the public.

6. CLOSE

Moved / Seconded

THAT the November 5, 2025 Committee of the Whole Meeting adjourn at 9:41 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on November 5, 2025 in Council Chambers of the District of Hope, British Columbia

Mayor

Director of Corporate Services

Official Community Plan Update

What We Heard Summary –
Engagement Round 2

Engagement – Round 2

- 1 public survey
- 2 pop-up events
 - Blue Moose, Hope Recreation Centre
- 1 open house
 - Townhall
- Meetings
 - Advantage Hope & Chamber of Commerce
 - Chilliwack Division of Family Practice
 - Fraser Health
 - Chawathil First Nation, Seabird Island Band, Shxw'ōwhámél First Nation, and Yale First Nation
- 1 council workshop

Engagement – Round 2

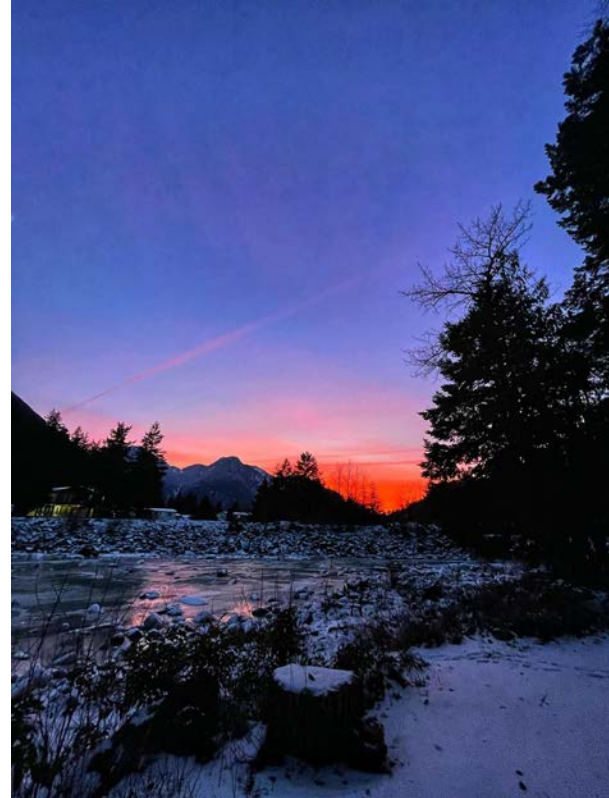
- Received input on the draft from:
 - FVRD
 - Ministry of Transportation and Transit
 - Agricultural Land Commission
 - BC Transit
 - Fraser Health
 - Chilliwack Division of Family Practice
 - Advantage Hope
 - Developers
 - Chawathil First Nation, Shxw'ōwhámél First Nation, Skawahlook First Nation, and People of the River Referral Office
 - Residents and businesses

Survey

- ▶ Open for 3 weeks in September
- ▶ Over 100 responses, 85 fully completed the survey
- ▶ Questions about
 - Community Character
 - Community Well-Being
 - Attracting New Residents and Businesses
 - Downtown Vibrancy and Sense of Place
 - Compact Land Use Management
 - Multi-Modal Connectivity

Survey – Preserving and Enhancing Community Character

- Maintain and enhance the community's small town feel and natural environment while encouraging growth and revitalizing downtown.



Survey – Community Well-Being

- Concerns around crime and safety, specifically in and around the downtown area.
- Support for increased integration of Indigenous culture and history in the OCP.
- Support OCP policies for provision of healthcare services and facilities.

Survey – Attracting New Residents and Businesses

- Encourage new tourism, both short and long stays, and expand commercial and light industrial businesses.
- Transition away from a resource-based economy to a service-based one.
- Support for varied recreation options and diverse forms of housing for individuals and families.

Survey – Downtown Vibrancy

Support for:

- Increase vibrancy and establish a consistent theme for downtown – support revitalization, tourism, and improve aesthetics.
- Implementing a colour palette as part of DPA.
- Façade improvement program.



Survey – Compact Land Use Management

- Respondents noted that improving and upgrading existing infrastructure should be balanced with providing new services to enable growth in the District.

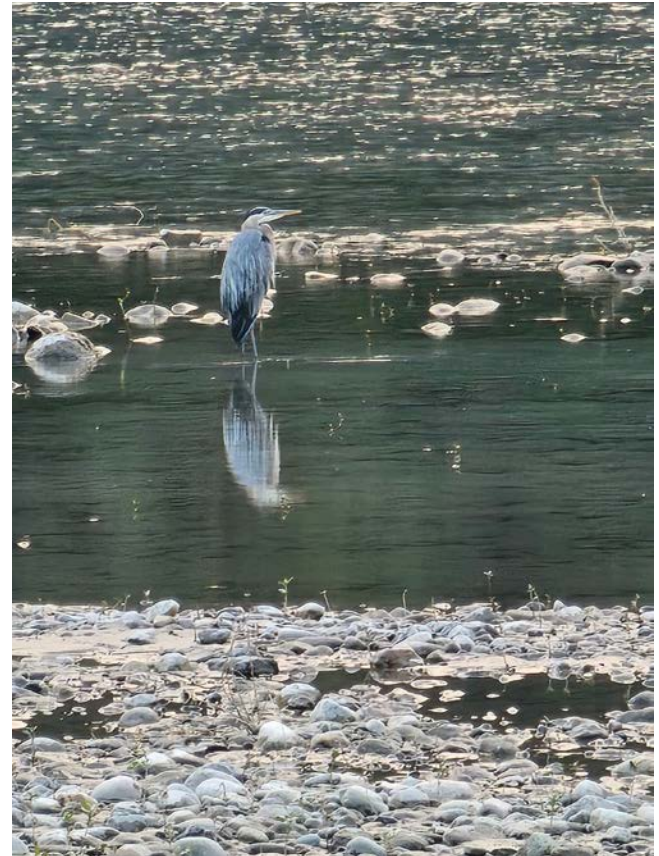
Survey – Multi-Modal Connectivity

Support for:

- Expanded public transit options
- More sidewalks and bike lanes
- Improved trail connectivity
- Safer pedestrian crossings (e.g., highways, bridges)
- Better accessibility (wheelchairs, strollers, scooters)

Key Themes

- ▶ Overall strong support for the direction and policies in the plan.
- ▶ Need to balance small town feel and nature preservation with the desire to increase housing options, the number of available jobs, and economic activity.

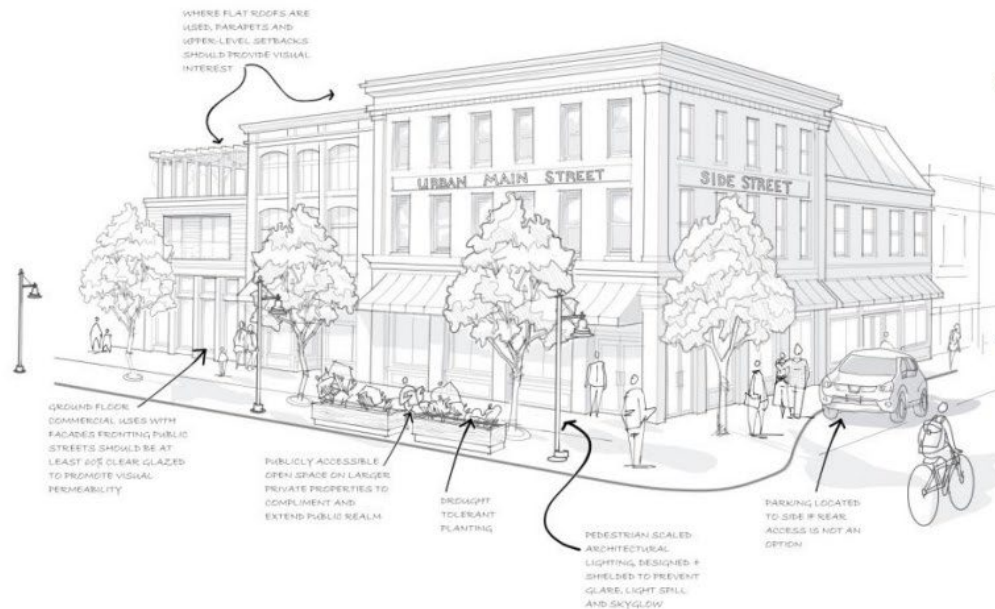


Changes to Draft OCP

- Downtown DPA changes
- Added housing capacity numbers
- Regional context statement
- Multiple policy updates based on feedback on draft OCP from September

Downtown DPA

Vision for Downtown



- The current pedestrian-oriented scale of Wallace Street will be maintained by encouraging lower scaled buildings (2 – 3 storeys) across from Memorial Park.
- Taller buildings (4+ storeys) will be encouraged away from Wallace Street and on corner lots.

Wallace Street Colour Palette Guidelines

Primary Colours



Secondary Colours



Accent Colours



Trim / Detail Colours



Metal / Roofline / Other



Next Steps

- ▶ First and Second Reading December 8
- ▶ Refer to FVRD and Provincial Agencies
- ▶ Third Reading and Public Hearing in Q1
- ▶ Adoption in Q1

District of Hope

Official Community Plan and Zoning Bylaw Update

What We Heard

Engagement Round 2
November 2025

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Table of Contents

1	Introduction	1
2	Engagement Process	2
3	Round 2 Engagement Feedback	2
4	Next Steps	8

Appendix A

Appendix B

Appendix C

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

1 INTRODUCTION

This What We Heard Report provides the District of Hope with insights from community engagement Round 2 undertaken as part of the District's Official Community Plan (OCP) and Zoning Bylaw (ZB) update project. This report provides an overview of the key themes that emerged during engagement and outlines how the community's feedback has shaped the draft OCP and ZB.

1.1 About the Project

The District of Hope is undertaking an update of the OCP and ZB in line with BC provincial legislative requirements. The OCP and ZB update is required to demonstrate sufficient capacity to accommodate Hope's 20-year housing needs which was identified in the District's Interim Housing Needs Report (IHNR) published in November 2024. The IHNR shows a 5-year housing need of 686 new units and a 20-year housing need of 2,123 new units. The OCP and ZB update reviewed the community's vision and goals and updated the District's land use framework and supporting policies to guide future development in Hope over the next 20 years.

What is an OCP?

- Legislated under the *Local Government Act*, the OCP articulates the community vision and priorities, and establishes supporting policies and guidelines to inform future development and land use within a municipal boundary. Following recent BC provincial legislation, a municipality is now required to update their OCP every five years. The District's existing OCP (2016) can be accessed at this [link](#).

What is a ZB?

- The ZB sets out regulations for lands and development within a municipal boundary. Unlike an OCP, a ZB provides more specific regulations that govern land use at the individual property level. They are not designed to be high-level or conceptual, but to provide the specific parameters that existing and future development must meet. They are a key tool in implementing the community's vision outlined in the OCP. The District's existing ZB (2012) can be accessed at this [link](#).

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

2 ENGAGEMENT PROCESS

2.1 Round 1: Community Engagement

Community engagement for the District of Hope's OCP and ZB project includes two rounds. Round 1 was designed to raise awareness about the project and to gather feedback about the community's vision for the future, goals, and priorities.

Round 1 community engagement (in March 2025) involved of an online survey, targeted meetings with key interest holders, several community pop-ups, and a public open house. Feedback gathered in this round informed the development of OCP's vision, goals, and policies as well as adjustments to the District's Zoning Bylaw.

2.2 Round 2: Community Engagement

Round 2 community engagement presented the draft OCP for discussion and feedback prior to finalization and Council adoption. This second round focused primarily on the draft OCP, and was completed in September 2025. The second round included the following meetings and events.

- September 8 Council workshop
- September 9 Community Pop-Up event at the Blue Moose Coffee House
- September 9 Community Pop-Up event at the Hope Recreation Centre
- September 9 Public Open House at Municipal Hall
- Meetings with Fraser Valley Heath, Chilliwack Division of Family Practice, Advantage Hope, and the Chamber of Commerce
- Meetings with Chawathil First Nation, Seabird Island Band, Shxw'ōwhámél First Nation, and Yale First Nation

In addition to the in-person community events, an online survey was posted on the District's project website to give an opportunity for interested parties to provide additional feedback. This survey was live from September 9 through October 6, 2025

All results from the survey are captured in Appendix B.

3 ROUND 2 ENGAGEMENT FEEDBACK

The following section summarizes the key themes that emerged from Round 1 community engagement which informed the basis of the second round of engagement. A draft OCP was published on the District's website and distributed to

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

targeted interest holders to allow participants to review the document prior to providing feedback.

Because the focus of the first round of engagement was to understand residents' priorities and their vision for the future of the community, the focus of Round 2 was to showcase how the draft OCP integrated the community's feedback.

The purpose of the second round of engagement was to gather final feedback from interest holders and community members on the draft OCP, ensuring it reflects shared values and priorities. This round also served to validate the document's content and direction before finalization, promoting community participation in the planning process.

Responses from the in-person community pop-ups and the public open house and the online survey can be found in the Appendices. The table below is a summary of the second round of engagement.

3.1 Preserving & Enhancing Community Character

What We Heard in Round 1	What We Did
Residents expressed a desire to preserve the existing community character through thoughtful development and environmental protections.	• Strengthening environmental protections for natural areas, riparian areas, and environmentally sensitive areas • Enhancing and protecting viewscales • Prioritize trail connectivity and ensure sufficient parks to enable recreation opportunities
What We Heard in Round 2	
When asked how well the changes reflected priorities and enhance Hope's community character, a majority of respondents thought that the changes reflected their priorities and enhances Hope's community character very well .	
There was strong support from the respondents to maintain the community's small town and heritage feel while encouraging growth and revitalizing downtown.	

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

3.2 Supporting Community Well-Being

What We Heard in Round 1	What We Did
Residents expressed wanting to continue supporting the community's health-related amenities and services.	• Integrating First Nations history and culture into guiding policy documents and the community • Addressing impacts of climate change • Improving healthcare access across the community
What We Heard in Round 2	
When asked which projects or initiatives should be prioritized to improve community well-being, the following were identified the most commonly: • Increased crime prevention strategies • Improvements to multi-modal transportation (walking, cycling, transit, driving) • Expanded recreation programs for all ages • Greater access to mental health and addiction supports • Community gardens and food security strategies Respondents noted that there were concerns around crime and safety, specifically in and around the downtown area. Respondents were encouraged with increased integration and representation of Indigenous culture and history in the OCP, contributing to a sense of place within the District. Interest holders were pleased to see increased support and emphasis through OCP policies for provision of healthcare services and facilities in the District as this was a noted gap in engagement round 1.	

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

3.3 Attracting New Residents & Businesses

What We Heard in Round 1	What We Did
Housing	
Desire to see an increase in new residents and families in Hope.	• Address the concerns relating to affordable housing options • Increasing housing diversity to provide options across the entire housing spectrum
Employment	
Desire to see an increase in variety and types of businesses in Hope.	• Emphasis on diversifying Hope's economy, including commercial and light industrial that fits the community • Address the concerns relating to downtown business vacancy • Prioritize growing tourism and attracting new businesses
What We Heard in Round 2	
When asked how well the changes reflected attracting new businesses and residents to Hope, a majority of respondents thought that the changes reflected their priorities and enhances Hope's community character very well. Through the second round of engagement, participants agreed that a key component of economic diversification and attracting new employment opportunities will be through encouraging new tourism and expanding industrial businesses. Stakeholders were pleased to see Hope's commitment to transition away from a resource-based economy to a service-based one. Feedback reinforced that it will be critical to ensure the District has adequate land set aside for these activities. Interest holders supported growing tourism in the District and noted that Hope can be both a pass-through town as well as becoming a more desired long-term destination town, supported by longer tourism stays and residential growth. Respondents mentioned that a focus on outdoor sports and recreation, more entertainment options, and more indoor play spaces could attract more young families to the community. Additionally, there was significant feedback in support of	

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

the District providing a wide range of housing options (seniors, affordable, rentals, etc.).

3.4 Creating Downtown Vibrancy & Sense of Place

What We Heard in Round 1

Would like to see more support for enhanced tourism.

What We Did

- Focus on economic development, mixed-uses and more consistent building aesthetic to support a vibrant downtown
- Encourage businesses to locate in downtown
- Create a charming and walkable core with a mix of commercial, civic, cultural, and residential opportunities

What We Heard in Round 2

Overall, there was significant support for the emphasis on increasing vibrancy downtown, implementing a colour palette, and creating a strong identity for downtown. Participants noted that a consistent theme for downtown will enable revitalization and tourism, improve aesthetics, and create a visual identity for the District. There was a suggestion that there may be an opportunity for the District to implement a façade improvement program and contribute matching funds up to a certain amount to support implementation of the colour palette and enable revitalization downtown.

When asked how well the changes reflected priorities and enhance Hope's community character, a majority of respondents thought that the changes reflected their priorities and enhances Hope's community character **very well**.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

3.5 Promoting Compact Land Use Management

What We Heard in Round 1	What We Did
Residents expressed concerns about future growth in Hope.	• Support growth in urban areas and the downtown core • Integrated principles of growth management to promote more efficient use of land and optimizing infrastructure • Encouraging infill and redevelopment of vacant and underutilized lots
What We Heard in Round 2	
When asked how well the Draft OCP reflects participants' priorities and supports Hope's community vision, the majority of respondents answered somewhere in the middle or very well. Respondents noted that improving and upgrading existing infrastructure should be balanced with providing new services to enable growth in the District.	

3.6 Reinforcing Multi-Modal Connectivity

What We Heard in Round 1	What We Did
Desire to expand capacity and connectivity between trails and pedestrian networks.	• Expanding multi-modal transportation connectivity to improve accessibility and safety • Encourage increasing active transportation and cycling infrastructure
What We Heard in Round 2	
When asked which multi-modal connectivity improvements would benefit residents and visitors, the following were identified the most commonly: • Expanded public transit options • More sidewalks and bike lanes • Improved trail connectivity • Safer pedestrian crossings (e.g., highways, bridges)	

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

- Better accessibility (wheelchairs, strollers, scooters)

Respondents specifically noted that traffic calming measures and improving pedestrian safety should be priorities for the District.

Interest holders mentioned that transit and mixed-use developments (including healthcare facilities) could be emphasized more in the OCP as an important component of creating a multi-modal transportation.

4 NEXT STEPS

The feedback received from community engagement round 2, will inform the finalization of the OCP and ZB that goes before Council for approval. It is anticipated that the final draft of the OCP will be completed by early December. There will be periodic District staff reviews of the various drafts of the OCP and ZB during the finalization process.

The final phase of the project is the Council adoption process. This includes a Public Hearing where the community and interested parties will have the opportunity to provide feedback on the updated OCP and ZB to Council, prior to any adoption of the bylaws. Public notifications will be sent to community members in advance of the Public Hearing in line with the provisions of the *Local Government Act*.

Appendix A

Community Event Display Boards

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

APPENDIX A DISPLAY BOARDS

The following are the presentation boards used throughout Round 2 at the public open houses and pop-up events. They provide an overview of the proposed changes to the OCP and ZB based on key themes.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF HOPE

WELCOME

Thank you for your interest in the District of Hope Official Community Plan (OCP) and Zoning Bylaw (ZB) update project.

PROJECT OVERVIEW

This District of Hope (DoH) is undertaking a renewal of the Official Community Plan (OCP) and Zoning Bylaw (ZB) to guide the future of Hope.

This project can foster positive social, economic, and environmental impact on how Hope grows and changes over time.

WHY IS THE DISTRICT UPDATING THE OCP AND ZB?

- The BC provincial government requires all municipalities to update their OCP and ZB by the end of 2025 to accommodate their identified 20-year housing needs.
- The DoH's Interim Housing Needs Report was completed in November 2024 and identified a need for 2,123 additional housing units over 20 years.
- New BC provincial regulations now requires municipalities to update their OCPs every 5 years to plan enough homes for the next 20 years. This will involve public engagement.

HOW CAN YOU BE INVOLVED?

Share your thoughts! Your feedback will continue to shape the policies and regulations within the OCP and the Zoning Bylaw. Themes from Round 1:

- Attracting New Residents and Businesses
- Creating Downtown Vibrancy and Sense of Place
- Supporting Community Well-being
- Reinforcing Multi-modal Connectivity
- Preserving and Enhancing Community Character
- Promoting Compact Land Use

[Learn more and share your feedback at hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF HOPE

Key Elements of the OCP Update

Preserve & Enhance Community Character

- Protect the natural environment and enhance mountain community character
- Enable missing middle housing to increase housing options for residents

Support Community Well-being

- Integration of First Nations culture and history
- Policies to encourage healthcare services
- Policies addressing climate change

Attract Residents & Businesses

- Enable growth of tourism industry
- Focus on quality of life and economic diversity

Downtown Vibrancy

- Policies focussed on developing downtown as a mixed use and cultural hub
- Enhance aesthetics of downtown identity

Promote Compact Land Use

- Policies to direct growth in urban areas, optimize infrastructure, and utilize vacant lots

Multi-modal Connectivity

- Enable active modes of transportation
- Increase accessibility and safety of transportation network

General Updates to the OCP & ZB

- Align OCP and Zoning Bylaw to provincial legislation
- Create a clear relationship between the vision, land use designations, and policies in OCP

Proposed Vision

Hope is a progressive mountain community with plentiful amenities and scenic beauty that offers a high quality of life, connecting people and families to nature, each other, and themselves. Anchored by a thriving downtown, Hope is a vibrant, healthy, and active community grounded in socially and environmentally responsible economic development. Hope's economic and cultural activities continue to evolve to attract new residents and visitors of all ages.

Are you excited about the future vision of the community?

Do the draft OCP and Zoning Bylaw resonate with you?

Is there anything that was missed?

[Learn more and share your feedback at hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)

DISTRICT OF
HOPE

District of Hope OCP and ZB Update Project

Appendix A-1 of 28
034

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF
HOPE

FORM AND CHARACTER DEVELOPMENT PERMIT AREA

The guidelines aim to preserve Hope's unique small-town character while promoting a vibrant, walkable, and economically viable downtown. The goal is to balance growth with heritage preservation, integrating new development respectfully within the built and natural environment of Hope.

Vision for Downtown



Wallace Street Colour Palette Guidelines



Example Images



Learn more and share your feedback at hope.ca/p/ocp-zb



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF
HOPE

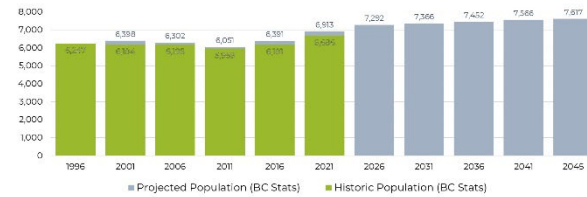
RESULTS OF THE HOUSING NEEDS REPORT

	Additional Housing Units Needed	
	5-year	20-year
A. Extreme Core Housing Need (Living in unsuitable housing due to size, age, or condition)	23.8 units	95.4 units
B. Persons Experiencing Homelessness	22.6 units	45.1 units
C. Suppressed Household Formation (Living with others because they cannot find alternative housing)	59.1 units	236.3 units
D. Anticipated Growth	446.1 units	1,208.9 units
E. Rental Vacancy Rate Adjustment (Housing needed to achieve a 3% vacancy rate)	2.5 units	10.1 units
F. Additional Local Demand (Demand buffer)	131.9 units	527.5 units
Total	686 units	2,123 units

Results of the Housing Needs Assessment were calculated using the guidelines and standards set by the BC Government.

POPULATION AND HOUSING

HISTORIC AND PROJECTED POPULATION



Since 2021, the District of Hope has taken several steps to address identified housing needs, including:

- Adopting Small-Scale Multi-Unit Housing Zoning (2024).
- Issuing building permits for 149 residential dwelling units between 2021 and 2024.
- Approving residential Form and Character Development Permits (2022-2024) for four multi-family buildings, adding 60 dwelling units across 4 sites.
- Completing the Hope Downtown Action Plan (2023) to promote infill within the downtown area.

How would you like to see housing options expanded to meet the community's needs?



Learn more and share your feedback at hope.ca/p/ocp-zb



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



WHAT IS AN OFFICIAL COMMUNITY PLAN?

ROLE

Intended to guide decisions on planning and land use management, by describing the long-term vision of a community.

CONTENT

As outlined in the Local Government Act, an OCP **must include:**

- Statements and map designations addressing:
 - the approximate location, amount, type, and density of **residential development** required to meet anticipated housing needs over a period of at least 20 years;
 - the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
 - the approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
 - restrictions on the use of **land** that is **subject to hazardous conditions or that is environmentally sensitive to development**;
 - the approximate location and phasing of any **major road, sewer and water systems**;
 - the approximate location and type of present and proposed **public facilities**, including schools, parks and waste treatment and disposal sites;
 - other matters that may, in respect of any plan, be required or authorized by the minister.
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Targets for the reduction of greenhouse gas emissions** in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

...and **may include:**

- Policies relating to:
 - social needs, social well-being and social development;
 - the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
 - preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity;
 - alternative forms of transportation;
 - transportation demand management
- A regional context statement, consistent with the rest of the plan, of how the local government's vision works within a regional planning framework..



Learn more and share your feedback at hope.ca/p/ocp-zb



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



WHAT IS A ZONING BYLAW?

ROLE

A Zoning Bylaw is the key implementation tool of the OCP. It is intended to reflect the vision of the community and regulate how land, buildings, and other structures are used.

CONTENT

As outlined in the Local Government Act, a Zoning Bylaw divides the community into zones, with established boundaries, and can regulate:

- Use and density of land, buildings, and other structures
- The form of residential tenure (e.g., rental, ownership)
- Siting, size and dimensions of buildings and other structures and permitted uses
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)
- Location of uses on the land and within buildings and other structures

KEY POINTS

- Should be **specific**, defined boundaries of each zone
- Should identify only what is currently approved for development on that parcel
- Used to **regulate existing development**
- Must be updated to remain in alignment with the OCP
- Each zone has detailed regulations that are applied per legal parcel



Learn more and share your feedback at hope.ca/p/ocp-zb



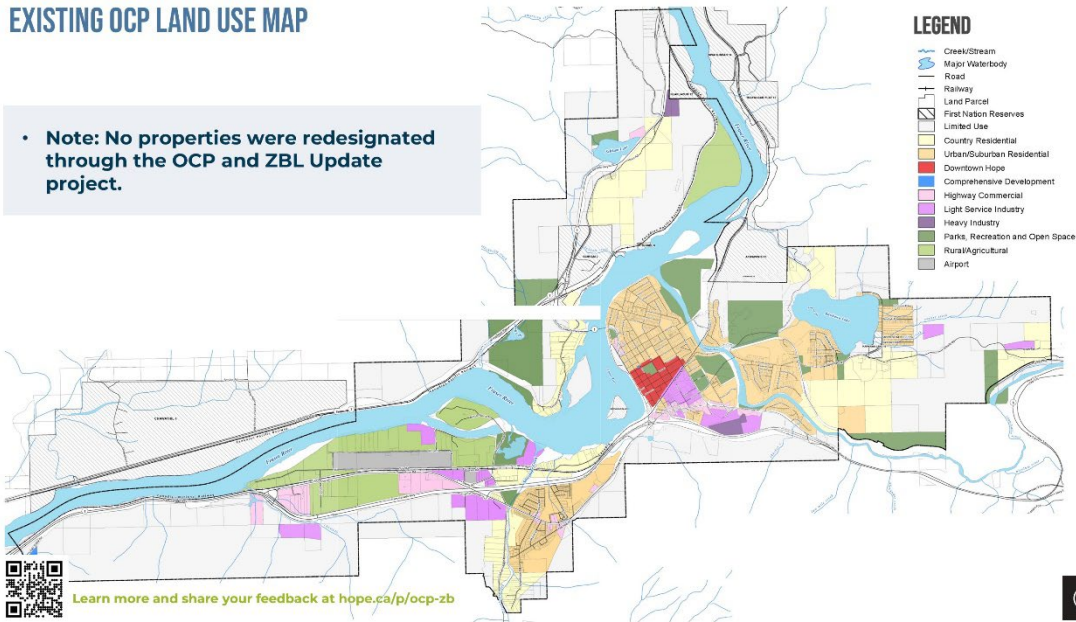
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF
HOPE

EXISTING OCP LAND USE MAP

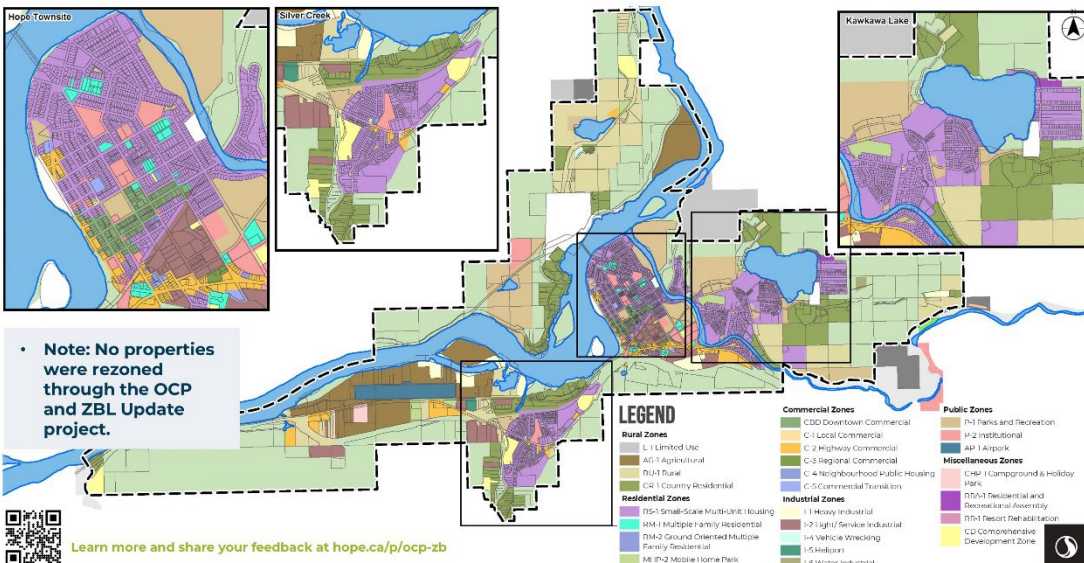
- **Note: No properties were redesignated through the OCP and ZBL Update project.**



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF
HOPE

EXISTING ZONING BYLAW MAP



- **Note: No properties were rezoned through the OCP and ZBL Update project.**

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



WHAT WE HEARD AND WHAT WE'RE DOING

Attracting New Residents & Businesses: Employment

Desire to see an increase in variety and types of businesses in Hope.

- Emphasis on diversifying Hope's economy, including commercial and light industrial that fits the community.
- Address the concerns relating to downtown business vacancy
- Prioritize growing tourism and attracting new businesses

Creating Downtown Vibrancy & Sense of Place

Would like to see more support for enhanced tourism.

- Focus on economic development, mixed-uses and more consistent building aesthetic to support a vibrant downtown
- Encourage businesses to locate in downtown
- Create a charming and walkable core with a mix of commercial, civic, cultural, and residential opportunities



Learn more and share your feedback at hope.ca/p/ocp-zb

Attracting New Residents & Businesses: Housing

Desire to see an increase in new residents and families in Hope.

- Address the concerns relating to affordable housing options
- Increasing housing diversity to provide options across the entire housing spectrum

Supporting Community Well-Being

Residents expressed wanting to continue supporting the community's health-related amenities and services.

- Integrating First Nations history and culture into guiding policy documents and the community
- Addressing impacts of climate change
- Improving healthcare access across the community

Reinforcing Multi-Modal Connectivity

Desire to expand capacity and connectivity between trails and pedestrian networks.

- Expanding multi-modal transportation connectivity to improve accessibility and safety
- Encourage increasing active transportation and cycling infrastructure

Preserving & Enhancing Community Character

Residents expressed a desire to preserve the existing community character through thoughtful development and environmental protections.

- Strengthening environmental protections for natural areas, riparian areas, and environmentally sensitive areas
- Enhancing and protecting viewscales
- Prioritize trail connectivity and ensure sufficient parks to enable recreation opportunities

Promoting Compact Land Use

Residents expressed concerns about future growth in Hope.

- Support growth in urban areas and the downtown core
- Integrated principles of growth management to promote more efficient use of land and optimizing infrastructure
- Encouraging infill and redevelopment of vacant and underutilized lots



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



WHAT DID WE MISS?



Learn more and share your feedback at hope.ca/p/ocp-zb



Appendix B

Online Survey Results

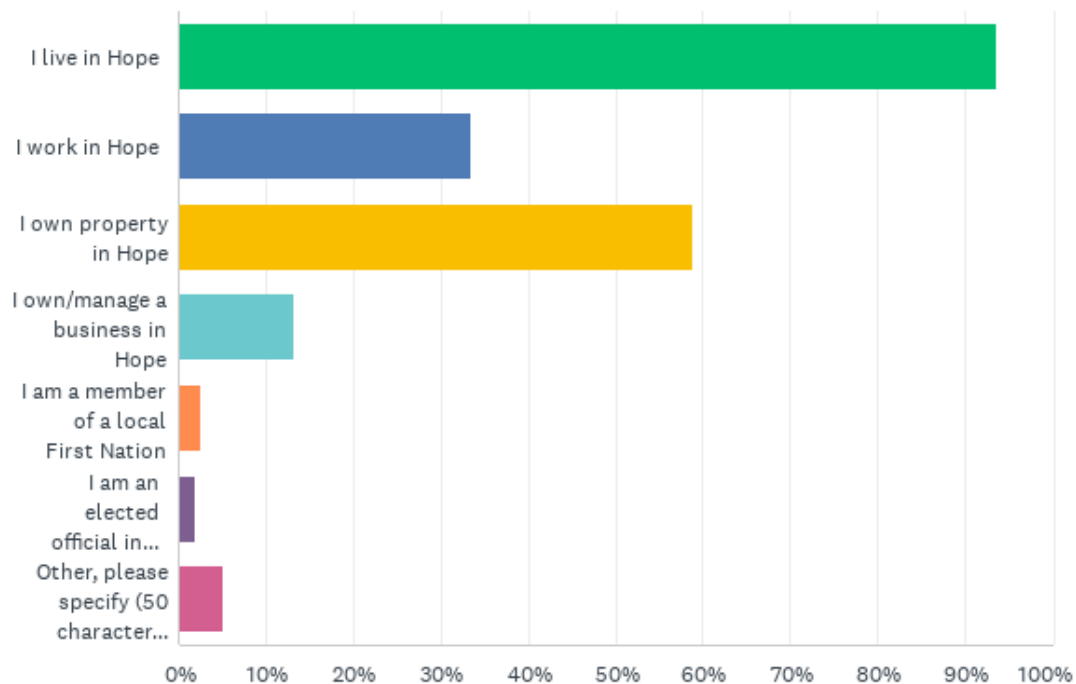
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Tell us about yourself...

1. Select all that apply

- I live in Hope (93.67%, 148)
- I work in Hope (33.54%, 53)
- I own property in Hope (58.86%, 93)
- I own/manage a business in Hope (13.29%, 21)
- I am a member of a local First Nation (2.53%, 4)
- I am an elected official (1.9%, 3)
- Other (5.06%, 8)

Q1 Select all that apply:

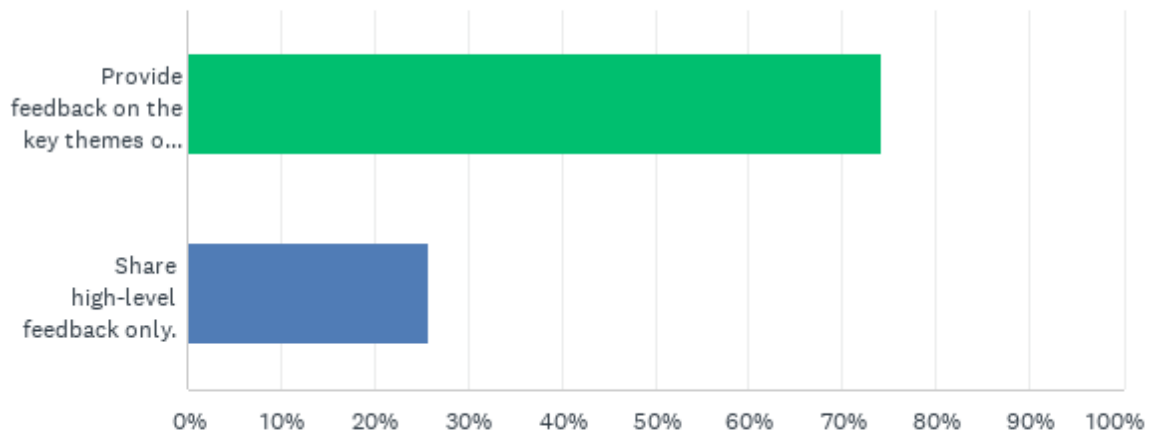


OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

2. Would you like to:

- Provide feedback on the key themes of the Draft Plan (74.26%, 101)
- Share high-level feedback only (25.74%, 35)

Q2 Would you like to:



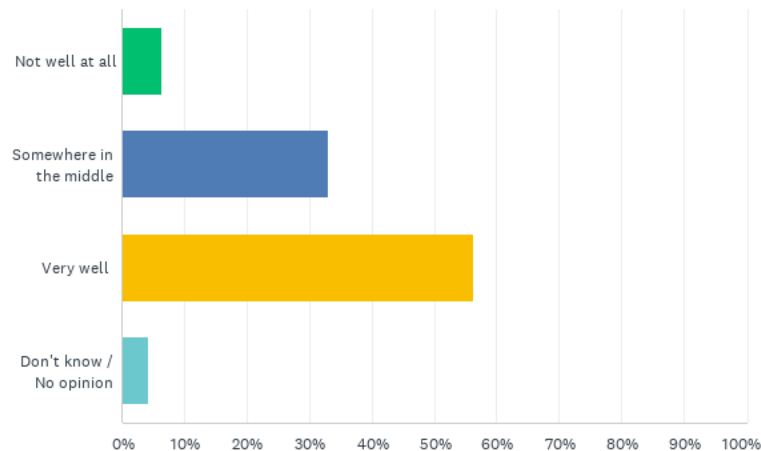
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Key Thene 1: Enhancing Community Character

3. How well do these changes reflect your priorities and enhance Hope's community character?

- Not well at all (6.38%, 6)
- Somewhere in the middle (32.98%, 31)
- Very well (56.38%, 53)
- Don't know / no opinion (4.26%, 4)

Q3 How well do these changes reflect your priorities and enhance Hope's community character?



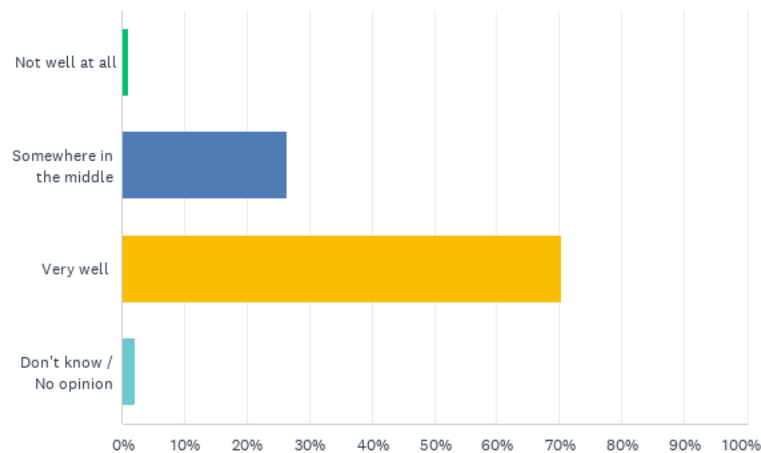
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Key Theme 2: Enhancing Vibrancy and Sense of Place

4. How well do these changes reflect your priorities and enhance Hope's community character?

- Not well at all (1.10%, 1)
- Somewhere in the middle (26.37%, 24)
- Very well (70.33%, 64)
- Don't know / no opinion (2.20%, 2)

Q4 How well do these changes reflect your priorities and enhance Hope's community character?



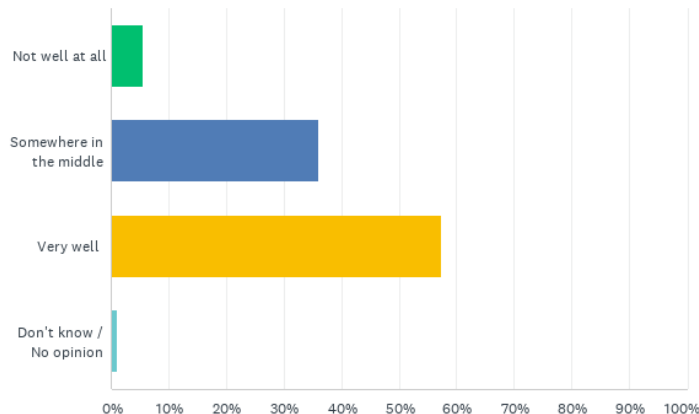
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Key Theme 3: Attracting New Interest

5. How well do these changes reflect your priorities and help attract new interest into the community?

- Not well at all (5.62%, 5)
- Somewhere in the middle (35.96%, 32)
- Very well (57.30%, 51)
- Don't know / no opinion (1.12%, 1)

Q5 How well do you think these changes reflect your priorities and help attract new interest into the community?



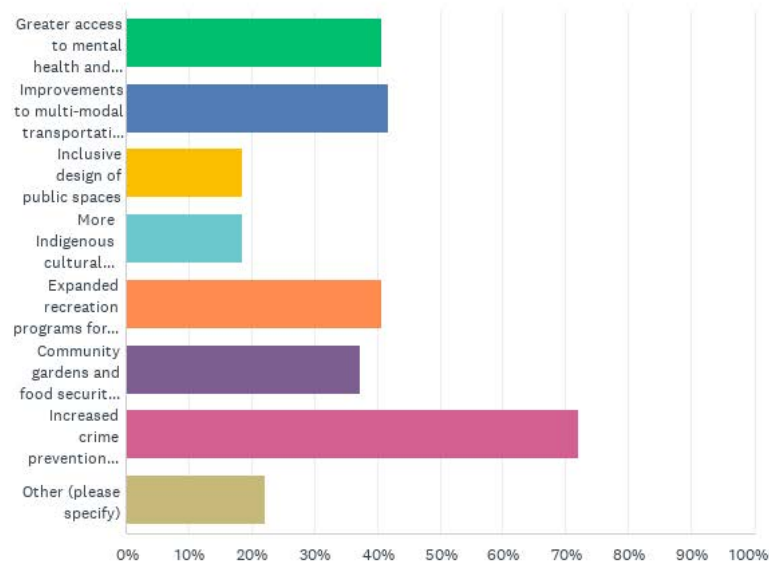
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Key Theme 4: Supporting Community Well-being

6. Which projects or initiatives should be prioritized to improve community well-being in Hope? (Select up to 3)

- Greater access to mental health and addiction supports (40.70%, 35)
- Improvements to multi-modal transportation (walking, cycling, transit, driving) (41.86%, 36)
- Inclusive design of public spaces (18.60%, 16)
- More Indigenous cultural representation in the built environment (18.60%, 16)
- Expanded recreation programs for all ages (40.70%, 35)
- Community gardens and food security initiatives (37.21%, 32)
- Increased crime prevention strategies (72.09%, 62)
- Other (22.09%, 19)

Q6 Which projects or initiatives should be prioritized to improve community well-being in Hope? (Select up to 3)

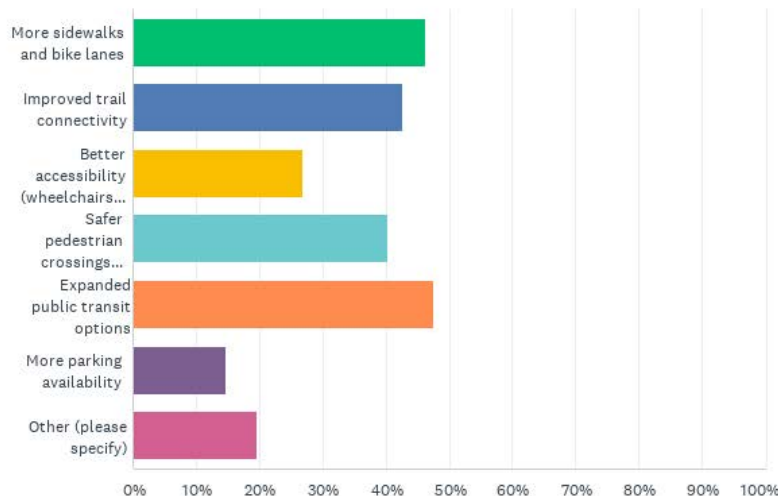


OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

7. Which multi-modal connectivity improvements would most benefit residents and visitors? (Select up to 3)

- More sidewalks and bike lanes (46.34%, 38)
- Improved trail connectivity (42.68%, 35)
- Better accessibility (wheelchairs, strollers, scooters) (26.83%, 22)
- Safer pedestrian crossings (40.24%, 33)
- Expanded public transit (47.56%, 39)
- More parking availability (14.63%, 12)
- Other (19.51%, 16)

Q7 Which multi-modal connectivity improvements would most benefit residents and visitors? (Select up to 3)

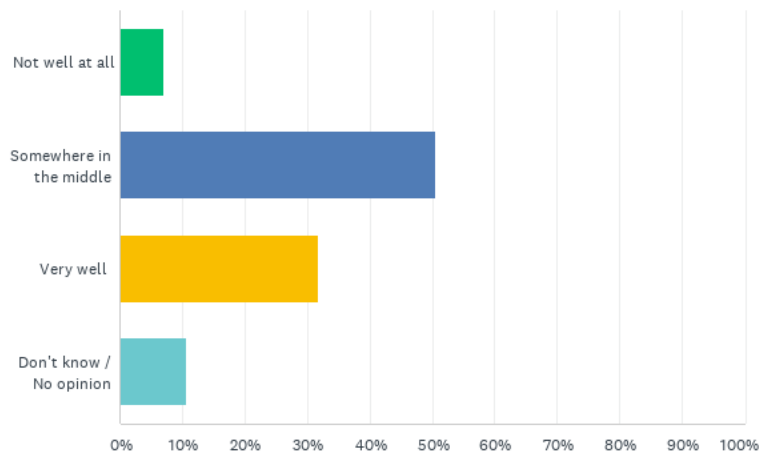


OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

8. How well do you feel the Draft OCP reflects your priorities and supports Hope's community vision?

- Not well at all (7.06%, 6)
- Somewhere in the middle (50.59%, 43)
- Very well (31.76%, 27)
- Don't know / no opinion (10.59%, 9)

Q8 How well do you feel the Draft OCP reflects your priorities and supports Hope's community vision?



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

9. Please share any additional thoughts about the Draft OCP. (Optional)

Note: the responses below are unedited, except for the purposes of taking out personal information or references.

Comments (28 total)
My major concern is that there is a push I've seen in other surveys (and to be clear, I am not sure who is the correct body to address this to) to destroy parts of memorial park and build new store fronts along the other side of Wallace. I feel this such an irresponsible plan! We have empty storefronts and dilapidated buildings all over downtown, and there is no intervention planned to buy them/update them/use them. Historic buildings (like the cinema) need district/government money to be used in any kind of multi-purpose way. The old hotel is such an extreme eye sore. All the old signage up around town and boarded up buildings do such a disservice to all Hope has to offer. I sincerely hope that the future plans for revitalizing the downtown core focus on revitalizing what already exists and so obviously falling short of its potential, instead of simply ignoring these issues and destroying the park to "build more". Everything in THIS survey outlines a beautiful plan to focus on highlighting and investing in all Hope has to offer - I just feel there is some tension somewhere between the ideas outlined in this survey, and ideas the district keeps pushing for that ultimately don't achieve anything outlined here.
Love it all!
Objective 8.2 - how does intensifying use of industrial lands gel with the OCP's focus on environmental protection and local beautification? Intensification should not be the default; it requires many more caveats. In contrast, most of the environmental and climate-related goals are so vague as to become meaningless, for example 11.2.1.2 "consider environmental issues" and 11.7.1.4 "encourage retention of mature trees." Unless we set specific environmental policies and make them pre-requisites, these goals will have zero positive impact. The current wording is an invitation for developers and decision-makers to pay lip service to environmental and climate issues. Hope needs to develop an environmental protection master plan that covers issues such as mature tree and habitat preservation. Development should not be permitted in any flood hazard areas (this is irresponsible, greedy and dangerous) or riparian areas (this is terrible for the environment and for our water supply). Under 10.2.1.2, we should not permit a cash payment in lieu of parkland dedication in new subdivisions. Technically, this cash alternative could mean we have zero parkland included within new developments, which prevents compliance with section 10.2.1.1.1 and Section 510 of the Local Government Act. 5% is already such a tiny proportion! It's a terrible idea to allow developers to be able to buy their way out of this requirement, and honestly, it seems like bribery. There isn't even a specific requirement that this money has to be allocated to parkland! Section 8.4.1.2 - we should not be encouraging redevelopment of brownfield sites without ensuring areas are preserved for wildlife. Abandoned brownfield sites are incredibly important wildlife habitat. Please get someone from a wildlife organization, unaffiliated with the District of Hope or with any local industry, to review the environmental goals, or consult with communities who have enacted meaningful environmental policies such as Bird Friendly Cities Canada. 10.5.1.1. - a master plan for trails already exists and all listed trails should be adopted formally.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

Thrilled to see the priority on maintaining small town feel and heritage architecture whilst growing the city. Embracing the character of Hope and protecting it should always be at the core of expansion/growth plans. Thank you for that.

I appreciate the focus on improving downtown businesses and public spaces. Among those goals should be revitalizing the movie theater, even if just for occasional live engagements. Provincial funds are available to support heritage spaces, and our beautiful theater deserves to be kept alive.

Not enough protections for established neighbourhoods from new developments which don't fit existing ambiance. Not enough improvement to existing infrastructure too many streets downtown still have dirt shoulders and no rainwater management. Dust pollution is real and not being addressed. Too much emphasis on new things and not enough in it for existing residents. No bylaw improvements for vacant lot owners to maintain fire and visual impact in established neighbourhoods. Too many empty storefronts in prime areas. No police presence downtown especially at night.

Atco/train station is the biggest problem

How much is all of this going to cost us tax payers. How much is the cost of these drafts?

How to get more financial institutions / banks and easily availability of loans for small businesses

Updating and expansion of water, sewer system needs to be prioritized before all

Listening to the people of Hope is a great first step, this survey should be sent to all households.

Tourism is our future and that tourism is based on the outdoors. We need to balance short term rentals with the need for affordable housing for workers in a service economy.

Remover commercial truck traffic through all residential areas. Enforce safety compliance

Mobile home park owners should be required to listen to tenants

Cater to high level tourism versus lower end. Make it a hub for natural beauty and wonder. Not a concrete jungle.

Dont bring more infrastructure to enable homeless in the town, the drugs, the crime and the violence has been growing all due to this.

Housing should be a major priority, ensuring there are affordable rentals for singles, seniors and families. Better representation and integration of local first nations.

This town lacks attractions. Bring back a bowling alleys, performing arts centre would be nice too!

Young families need far more incentive to move to or remain in Hope. A purposeful drive to lure industry to support those families with local jobs will help immensely.

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

The document has grand visions but lacks policy specifics that would force the town council and planners to commit to an actual plan. Historically the town council has bowed to pressure from small and vocal nimby's without regard for the broader long term vision for the community. While the document provides some hope for things to get better, it feels like a wish list of what the community could have while allowing for enough verbal wiggle room to allow everything to stay the same. The plan, when viewed as a commitment to change and growth, is disappointing.

Focus more on Indigenous and historic sense of place. Upgrading the downtown by preserving the current store areas is admirable. Far better than plowdowns. PRESERVE THE TREES AND NATURAL SETTING. THIS IS HOPE!

If the municipality sticks to the plan! The by-laws don't seem to have any teeth when enforcement is required. They are often ignored by industry. What about the disgusting mess of the lots at the end of water street full of uninsured cars. Why is this not handled as an eye sore? The same can be said for the increasing eye sore at the quarry off Kettle Valley Road.

I think until crime/homelessness gets more under control we are not going to be able to encourage new businesses to town or old ones to improve

I hope the gravel pit isn't expanded - and that councillors/politicians will fight against it.

A great start, glad to see the public being solicited for input.

Silver creek should have more resident it will help to develop mini mall on old restaurant place. We need shopping outlet as anchor to develop Hope.

I fully agree with height restrictions of buildings on Wallace Street (2-3 stories) Ground level business space and housing 1-2 stories additional. Keeping a quaint and inviting downtown core with a cohesive heritage a cultural design and appearance.

Amendment to 9.4

To develop local access to sand and gravel deposits, or rock extraction that are not in lands zoned for/used for urban/residential development or adjacent to urban/residential development.

This comment is in addition to the comments made in 9.4.1.1.

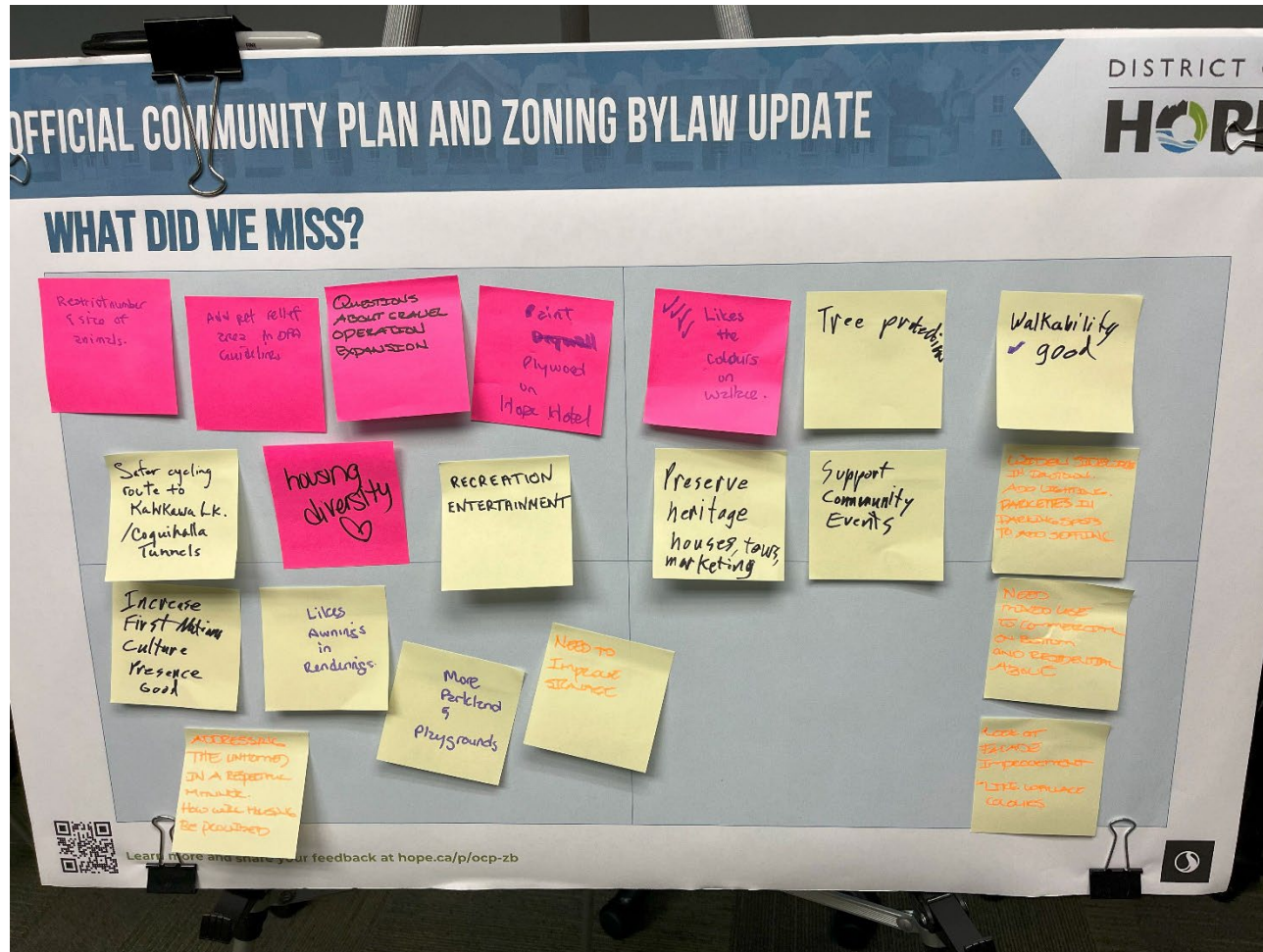
Appendix C

Display Boards with Comments

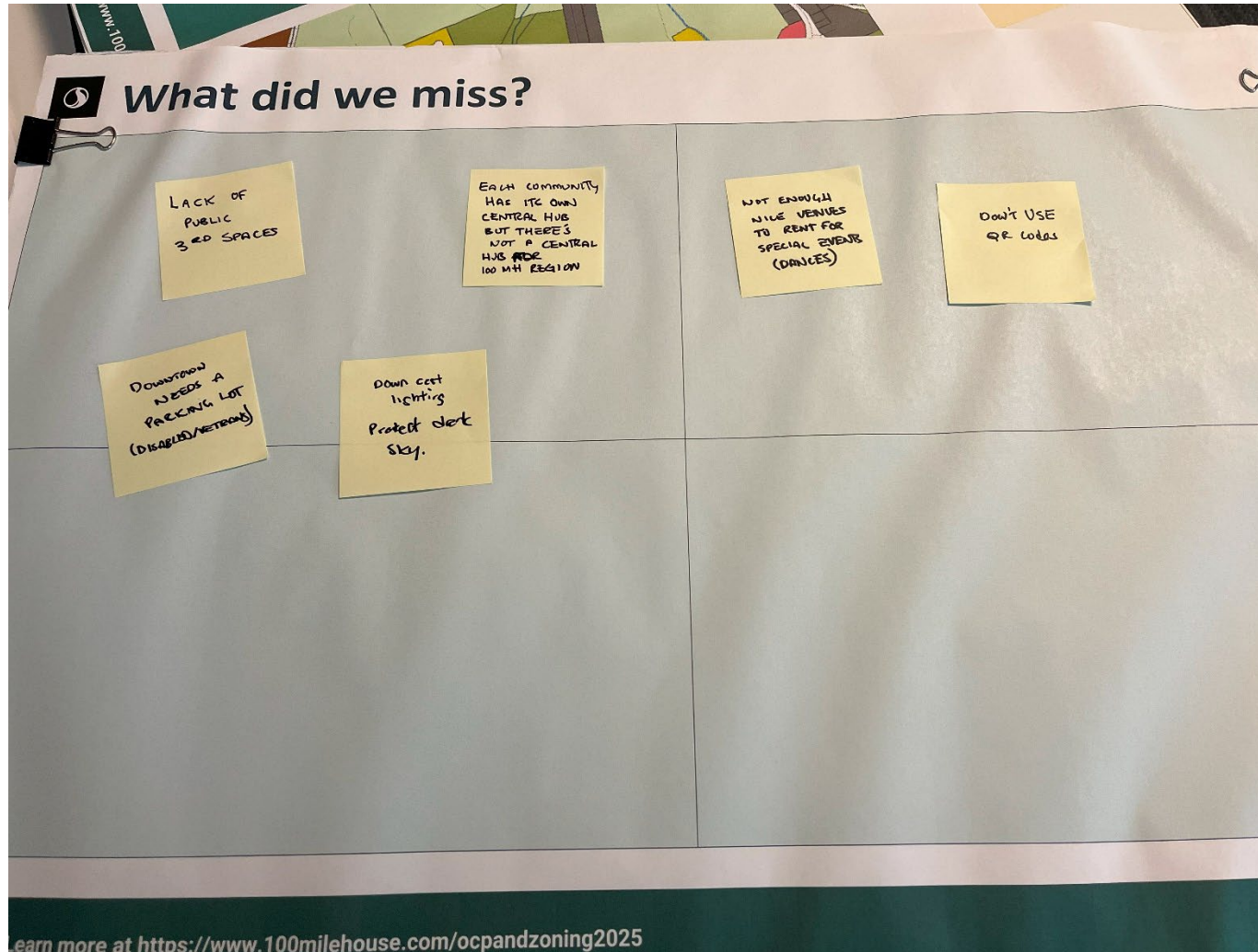


OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

The following comments were captured during the in-person engagement sessions by facilitators.



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

