



# Regular Council Meeting

Date: MONDAY NOVEMBER 28, 2022  
Time: 7:00 pm

## **ADDENDUM**

**Addition: Item 8(c)**

**Report dated November 25, 2022 from the Director of Finance  
Re: Fees and Charges Amendment Bylaw No. 1541, 2022**

Proposed Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1541, 2022* be read a first, second and third time this 28<sup>th</sup> day of November, 2022.

*Original Signed by John Fortoloczky*

Chief Administrative Officer

# REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** November 25, 2022

**FILE:** 1820-01

**SUBMITTED BY:** Mike Olson, Director of Finance

**MEETING DATE:** November 28, 2022

**SUBJECT:** Fees and charges bylaw amendment

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**PURPOSE:**

The purpose of the update to the Fees and Charges Bylaw is to update the fees for Water, Sewer and Waste.

**RECOMMENDATION:**

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1541, 2022* be read a first, second and third time this 28<sup>th</sup> day of November 2022.

**ANALYSIS:**

Utility fees and charges are required to have an update. On an overall basis, these fees and charges have not been updated for a period of time. While these fees and charges have not been updated, our costs have increased during this time frame. The purpose of these fees and charges is for these utilities to be self sustaining. As a result, based on these factors, the three fees and charges to be updated are Water, Sewer and Waste.

For comparative purposes, the cost for these three utilities for the coming period is projected to be:

	Revised	Current	Difference
Water	284.16	263.16	21.00
Sewer	245.40	173.52	71.88
Waste	372.00	322.00	50.00
	901.56	758.68	142.88

The overall fee increase on a monthly basis is \$11.91 for all of these services.

Water and Sewer fees have remained static since 2012. Waste fees have been unchanged since 2020. Inflationary pressures from 2012 to the current period have

increased over 26.3%. For the end of 2022, inflation is projecting to still be over 6.5% compared to the previous year.

Sewer fees increase is greater than the inflationary rate due to the Sewer Fund utilizing the Sewer Reserve to fund operations for the past couple of years. The projected increase for the year is to bring the Sewer Fund to be self sustaining. Subsequent years fee reviews will address the Sewer Reserve replenishment.

Water fees increase for the coming year, will keep our contributions to the Water Reserve consistent.

Solid waste fees are consistent with the costs provided by our supplier and are projected to the budgeted costs.

When comparing our fees to neighboring communities the following can be observed

	<b>Hope</b>	<b>Kent</b>	<b>Harrison Hot Springs</b>
Water	284.16	547.08	280.00
Sewer	245.40	527.76	267.90
Waste	372.00	-	224.48 <sup>1</sup>
	901.56	1,074.84	772.38

<sup>1</sup> Kent garbage fees are arranged by the residents themselves with a separate contractor

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Prepared by:

Approved for submission to Council:

Original Signed by Mike Olson  
**Director of Finance**

Original Signed by John Fortoloczky  
**Chief Administrative Officer**



## BYLAW NO. 1541

*A bylaw to amend Fees and Charges Bylaw 1363*

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WHEREAS the Council of the District of Hope has determined to amend “Fees and Charges Bylaw No. 1363, 2015”; amend fees and charges for Water User Fees, Sewer User Fees and Solid Waste 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. 1541, 2022”***.

### ENACTMENT

2. That Schedule “J” – Water User Fees, 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. 1541, 2022”*.
3. 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. 1541, 2022”*.
4. That Schedule “L” – Hope Solid Waste Management 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. 1541, 2022”*.

READ A FIRST, SECOND & THIRD TIME this XX<sup>th</sup> day of November, 2022.

ADOPTED this XX<sup>th</sup> day of December, 2022.

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Mayor

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Director of Corporate Services

## Fees and Charges Amendment Bylaw No. 1541, 2022

### SCHEDULE 'J' - Water User Fees

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

## Fees and Charges Amendment Bylaw No. 1541, 2022

### SCHEDULE 'K' - Sewer User Fees

<b>Sewer Rates</b>	
<b>1. <u>Unmetered Rates:</u></b> The following scale of monthly charges shall apply to all unmetered sewer users:	<b>Monthly</b>
(a) Residential dwelling unit	\$20.45
(b) General retail stores and offices	\$21.72
(c) Fraternal halls, churches, church halls	\$20.45
(d) Licenced premises, cinema, cafes and restaurants	\$21.72
(e) Schools, per classroom	\$21.72
(f) Beauty shop, barber, nursery, bakery	\$29.35
(g) Stores and businesses with living quarters	\$42.16
(h) Community art & recreation facilities and halls	\$21.72
(i) Curling rink	\$36.36
(j) Arena	\$72.72
(k) Campgrounds, per site	\$1.95
(l) Church camp, including principle residence (private water system)	\$87.98
(m) Other uses where metering is required	\$21.72
<b>2. <u>Metered Rates:</u></b> The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary)	<b>Quarterly</b>
(a) Minimum quarterly charge for up to 1101 cubic meters (m <sup>3</sup> )	\$62.61
(b) In excess of 1,101 cubic meters (m <sup>3</sup> )	\$0.60/ m <sup>3</sup>

**Fees and Charges Amendment Bylaw No. 1541, 2022**  
**SCHEDULE “L” – Hope Solid Waste Management Fees**

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, recycling, organics/green waste		\$28/cart/month				
Commercial Bag Service <ul style="list-style-type: none"><li>Garbage - 5 standard bags or cans, maximum 80 litre or 20 kg each</li><li>Extra bag charge</li><li>Recycling - 5 standard blue bags or clear bags.</li></ul>		\$56.00 per month \$ 13.00 per week \$3.50 per bag No Charge				
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

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

**Fees and Charges Amendment Bylaw No. 1541, 2022**  
**SCHEDULE “L” – Hope Solid Waste Management Fees**

Recycle Bins: Commercial, Industrial, Multi-Tenant Customers						
		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

Note: Any container contaminated will be dumped as garbage and charged as a garbage extra as per list

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 & brush only) Not Bagged	\$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





## REGULAR MEETING OF COUNCIL AGENDA

**Monday, November 28, 2022 at 7:00 pm.**

**Council Chambers**

**325 Wallace Street, Hope, British Columbia**

**IMPORTANT: FOR ATTENDEES – MASKS ARE OPTIONAL**

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the Hope Ratepayers Association is recording these meetings and hearings. The District, in no way, has custody or control of the recordings.

Therefore, all persons who 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 28, 2022 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 14, 2022 be adopted as presented.

### 4. DELEGATIONS

#### (a) Trans Mountain Expansion Project

(5)

Leah Caldow, Community Liaison, and Cam Jackson, Project Manager for the Coquihalla-Hope Region, will be in attendance to update Council on the Trans Mountain Expansion Project.

### 5. STAFF REPORTS

### 6. COMMITTEE REPORTS

There are no Committee reports.

### 7. MAYOR AND COUNCIL REPORTS

## 8. PERMITS AND BYLAWS

- (a) **Report dated November 21, 2022 from the Director of Community Development  
Re: 22100 Ross Road – Geotechnical Hazard Development Permit (16)**

Recommended Resolution:

THAT a Geotechnical Hazard Permit be approved for the property legally described as Fractional Legal Subdivision 3 of Sec 21 as Shown on a Plan of the Northwest ¼ of Said Township Dated at Ottawa 15/11/1918; TWP 5 RGE 26 W6M YDYD Except Plan 286 and Plan EPP55383; PID 014-670-054; 22100 Ross Road for the replacement of a single family dwelling and approved accessory structures, the relocation of the existing mobile home, and the relocation of the existing road on the west property line subject to the District of Hope receiving a satisfactory certified report from a qualified professional confirming site-specific safe building envelopes and safe location of the newly proposed road; and

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

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on November 28, 2024; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “*substantially start any construction*” shall mean the completion of the foundation for the single family dwelling.

- (b) **Report dated November 21, 2022 from the Director of Community Development  
Re: 63430 and 63370 Flood Hope Road – Modular Storage Unit Policy (22)**

Recommended Resolution #1:

THAT Council approve the placement of thirty seven (37) modular storage units to be positioned on the property at 63430 Flood Hope Road legally described as Lot C Section 5 TWP 5 RGE 26 W6M YDYD Plan EPP85897; PID 030-631-424 in order for Peter Kiewit Sons to provide warehouses, office space, washrooms, a nurse’s station and to store their equipment, materials and miscellaneous items related to the Trans Mountain Pipeline extension project; and

FURTHER THAT the Director of Community Development & Chief Administrative Officer be authorized to approve minor variances or changes to the site; and

FURTHER THAT a building permit be exempt for the temporary modular buildings and the forementioned be in place on the site only for a three year period.

Recommended Resolution #2:

THAT Council approve the placement of thirty three (33) modular storage units to be placed on the property at 63370 Flood Hope Road legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYD Plan KAP48992; PID 018-085-695 in order for Bonatti to provide warehouses, office space, washrooms and to store their equipment, materials and miscellaneous items related to the Trans Mountain Pipeline extension project; and

FURTHER THAT the Director of Community Development & Chief Administrative Officer be authorized to approve minor variances or changes to the site; and

FURTHER THAT a building permit be exempt for the temporary modular buildings and the forementioned be in place on the site only for a three year period.

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**9. FOR INFORMATION CORRESPONDENCE****(a) For Information Correspondence****(36)**Recommended Resolution:

THAT the For Information Correspondence List dated November 28, 2022 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 12, 2022 at 7:00 pm.

**13. ADJOURN**

## MINUTES OF THE REGULAR COUNCIL MEETING

Monday, November 14, 2022  
Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

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

**Staff Present:** John Fortoloczky, Chief Administrative Officer  
Donna Bellingham, Director of Corporate Services  
Jas Gill, Director of Community Development  
Branden Morgan, Deputy Corporate Officer/EA

**Others in attendance:** 10 members of the public

### 1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m. and opened by acknowledging 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 14, 2022 Regular Council Meeting Agenda be adopted as presented. **CARRIED.**

### 3. ADOPTION OF MINUTES

#### (a) Special Regular Council Meeting

**Moved / Seconded**

THAT the Minutes of the Special Regular Council Meeting held October 19, 2022 be adopted as presented. **CARRIED.**

#### (b) Regular Council Meeting

**Moved / Seconded**

THAT the Minutes of the Regular Council Meeting held October 24, 2022 be adopted as presented. **CARRIED.**

#### (c) Inaugural Council Meeting

**Moved / Seconded**

THAT the Minutes of the Inaugural Council Meeting held November 7, 2022 be adopted as presented. **CARRIED.**

#### 4. DELEGATIONS

##### (a) Presentations

- Teresa Williams and John Mason, co-chairs for Hope Communities in Bloom, presented Mayor Smith with the Communities in Bloom Banner, noting that the District of Hope received a five bloom rating for 2022.
- Mayor Smith presented Robin Wells from Hope Community Services with a \$1,000 donation to the Hope Food Bank on behalf of Exceed Electrical Engineering.
- RCMP Staff Sergeant Dwayne Farlin presented Peter Robb, outgoing Mayor, with a gift on behalf of the Upper Fraser Valley Regional Detachment in recognition of his support during his Mayoral tenure.
- Mayor Smith presented outgoing members of Council Peter Robb, Dusty Smith, Craig Traun and Bob Erickson with a gift in recognition of their service to our community.

#### 5. STAFF REPORTS

##### (a) Report dated November 1, 2022 from the Director of Finance Re: Additional Bathrooms – Tourism Centre

###### Moved / Seconded

THAT Council directs staff to keep the contract for one wheelchair accessible port-a-potty which has been installed at the Hope Tourism Centre for the remainder of 2022;

AND THAT Council authorizes a budget of \$2,000 to be allocated from prior years' surplus **CARRIED.**

#### 6. COMMITTEE REPORTS

There were no Committee reports.

#### 7. MAYOR AND COUNCIL REPORTS

##### Mayor Smith Reported:

- He attended the Hope Health & Well-Being Steering Committee meeting.
- He stated that it is nice to see the possibility of reopening the helipad at the hospital being revisited. He also noted that Council and staff has asked for this for a number of years, and it is all part of improving the team on emergency management.
- He attended the Economic Trust of the Southern Interior (ESTI-BC) meeting, noting that he learned of the areas that they serve and the new restructuring they have done. Lots of good items are coming out of the group, and he expressed interest in being on the board.
- He thanked Ian Williams, the team at our Royal Canadian Legion, and all those who came to pay their respect for Remembrance Day.

##### Councillor Stewin Reported:

- She announced that the Golden Agers are having a presentation on November 14<sup>th</sup> where ready-set-go bags, which are emergency kits for seniors, will be presented.

- She attended the Hope Food Collective dinner and presentation regarding food security in our community. She asked Mayor Smith if it would be possible to have a presentation to Council; they have good information to share.
- She attended the Inclusion Fair at the Silver Creek School.

## **8. PERMITS AND BYLAWS**

### **(a) Report dated November 8, 2022 from the Director of Community Development Re: Development Variance Permit – 21060 Lakeview Crescent**

#### **Moved / Seconded**

THAT Council approve the preparation of a Development Variance Permit in order to relax the front yard setback requirement from 7.5 metres (25 feet) to 5.5 metres (18 feet) in order to add an existing carport on the property legally described as Lot C Section 11 TWP 5 RGE 26 W6M YDYD Plan KAP49693, PID 018-246-869; 21060 Lakeview Crescent; and

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

### **(b) Report dated November 8, 2022 from the Director of Community Development Re: Development Variance Permit – 740A Fraser Avenue**

#### **Moved / Seconded**

THAT Council approve the preparation of a Development Variance Permit to vary the 100 metre property to property setback requirement for the Institutional (P-2) zone to 70 metres and relax the three (3) required off street parking stalls to on street parking stalls in order for a cannabis retail store to be located within the building on the parcel legally described as Lot A Section 9 TWP 5 RGE 26 W6M YDYD Plan 12379; PID 006-639-062; 740A Fraser Avenue; and

FURTHER THAT in accordance with the *District of Hope Procedures Bylaw 13/93*, the *Local Government Act* and the *Community Charter*, authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners. **CARRIED.**

## **9. FOR INFORMATION CORRESPONDENCE**

### **(a) For Information Correspondence**

#### **Moved / Seconded**

THAT the For Information Correspondence List dated November 14, 2022 be received.

**CARRIED.**

### **(b) Accounts Payable Cheque Listing**

#### **Moved / Seconded**

THAT the Accounts Payable Cheque Listing for the period of October 1-31, 2022 be received. **CARRIED.**

## **10. OTHER PERTINENT BUSINESS**

No other pertinent business.

**11. QUESTION PERIOD**

Outgoing Councillor Dusty Smith congratulated both the new and returning members of Council, noting that they have a lot of work ahead of them but that it will be the most rewarding thing that they do.

**12. NOTICE OF NEXT REGULAR MEETING**

Monday, November 28, 2022 at 7:00pm.

**13. ADJOURN**

**Moved / Seconded**

THAT the Regular Council Meeting adjourn at 7:20pm.

**CARRIED.**

*Certified a true and correct copy of the Minutes of the Regular Meeting of Council held November 14, 2022 in Council Chambers, District of Hope, British Columbia.*

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**Mayor**

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**Director of Corporate Services**





**Trans Mountain Expansion Project Update**  
**Leah Caldwell, Community Liaison, Coquihalla - Hope**  
**District of Hope**  
**November 28, 2022**



# Agenda

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- General Project Update
- Upcoming Construction
- Issues & Inquiries Process
- Socio-economic Update
- Other Business







## Trans Mountain Expansion Project

*\*November 2022*

- Expansion Project construction is more than 70% complete
- 700 km of pipe in the ground
- 796 km of pipeline right-of-way stripped and graded
- 731 km of pipe welded
- Facilities are now more than 90% complete

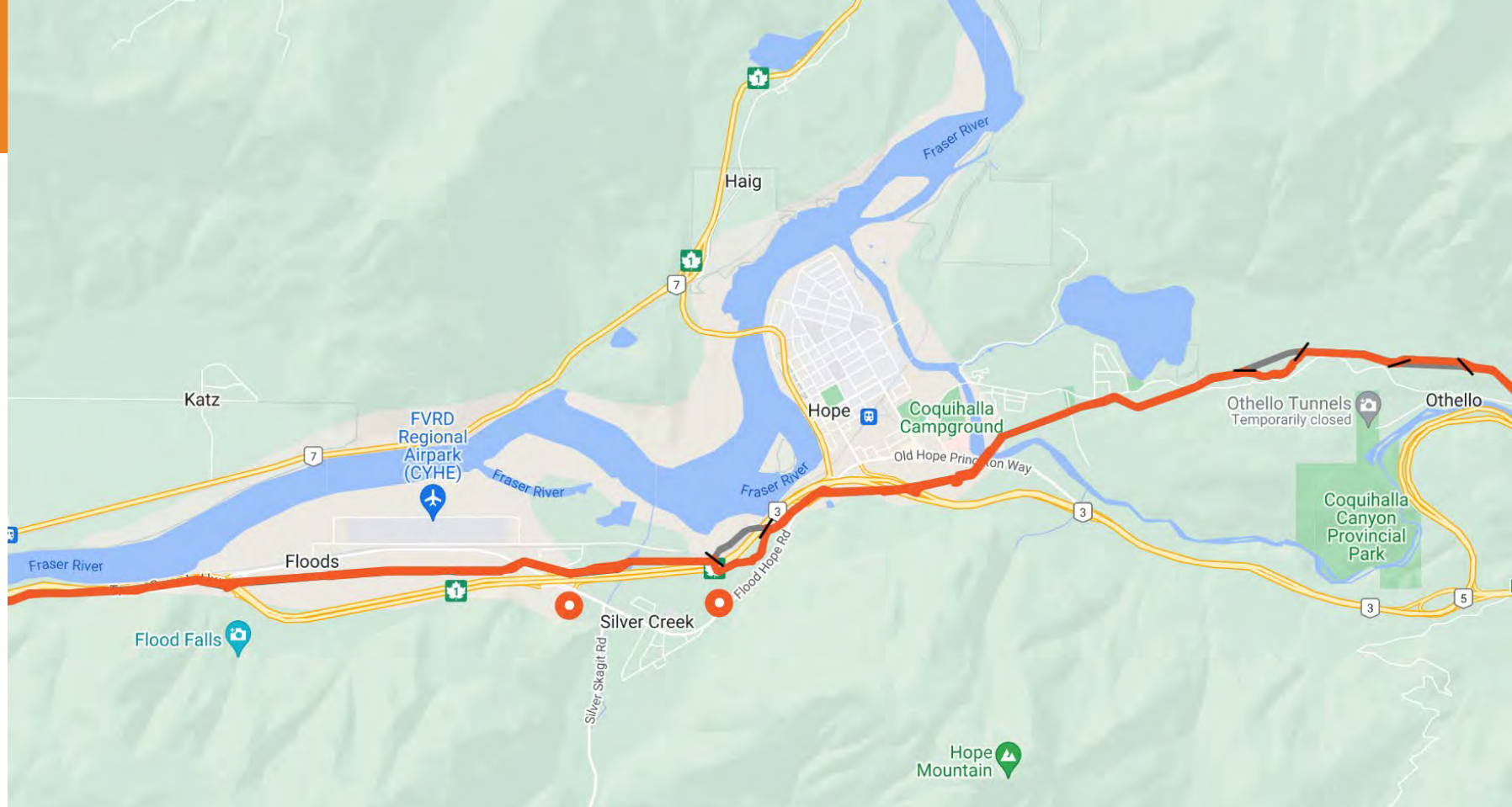




## Hope – Coquihalla Region Overview

*\*November 2022*

- Construction extends for 85 km from the Coquihalla Summit to Bridal Veil Falls
- 51% complete
- 40 km of pipe installed
- Majority of work is being completed using conventional pipeline construction techniques, in addition to trenchless techniques at multiple watercourse and road crossings



## District of Hope Construction

*\*November 2022*

- Clearing and grubbing work from Blue Triton to Othello Road is underway
- Planning continues for the second Othello Road crossing (between Blue Triton and Kawkawa Lake Road)
- Kettle Valley Road crossing plans are in review
- Under the current planning, construction from Kettle Valley Road to Swallow Place is expected to be complete by the end of the year with clean up and reclamation to follow (subject to change)

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# District of Hope Construction

*\*November 2022*

- Currently, crews are focusing on grade and access work from Swallow Place through to Kettle Valley Road
- Stringing and welding is occurring in the area north of the Coquihalla River crossing
- Pipe will be walked in once trenches are complete
- Single lane alternating traffic will be used to accommodate the open cut work at Acacia Drive and Mount Hope Road



# District of Hope Construction \*November 2022

- Reclamation has begun at the Hope Lookout Trail
- Flying J and Flood Hope Road Crossing will take place between November 2022 – March 2023 (subject to change)
- Prep work is underway for the Silver Creek microtunnel

Le présent message contient des renseignements importants. Si vous avez besoin d'une traduction, veuillez communiquer avec [info@transmountain.com](mailto:info@transmountain.com).



TRANS MOUNTAIN

Construction Notice

**Flying J and Flood Hope Road Crossing**  
We're working in your neighbourhood of Hope, BC

**November 2022 to March 2023\***

As part of the Trans Mountain Expansion Project, Trans Mountain is planning to begin construction of the road crossing under Flood Hope Road near the Flying J Travel Centre in November 2022. This crossing will be completed using a trenchless construction method, and work will continue through March 2023. This technique involves digging entry/exit pits and installing slide rail shoring to reinforce the hole where a boring machine can sit level with the depth where the pipe will be installed. The machine will then be used to bore under the parking lot and road surface. Finally, a length of assembled pipe will be advanced through the hole.

The public may notice noise caused by the boring machine, slide rail shoring installation or other construction activities. For the duration of the slide rail shoring installation, noise monitoring will be in place. Thank you in advance for your patience as we work to safely minimize any disruptions or inconveniences associated with construction activities and complete them as quickly as possible.

## WORK AREA



\*Dates are subject to change and commencement of work is subject to necessary approvals and permits



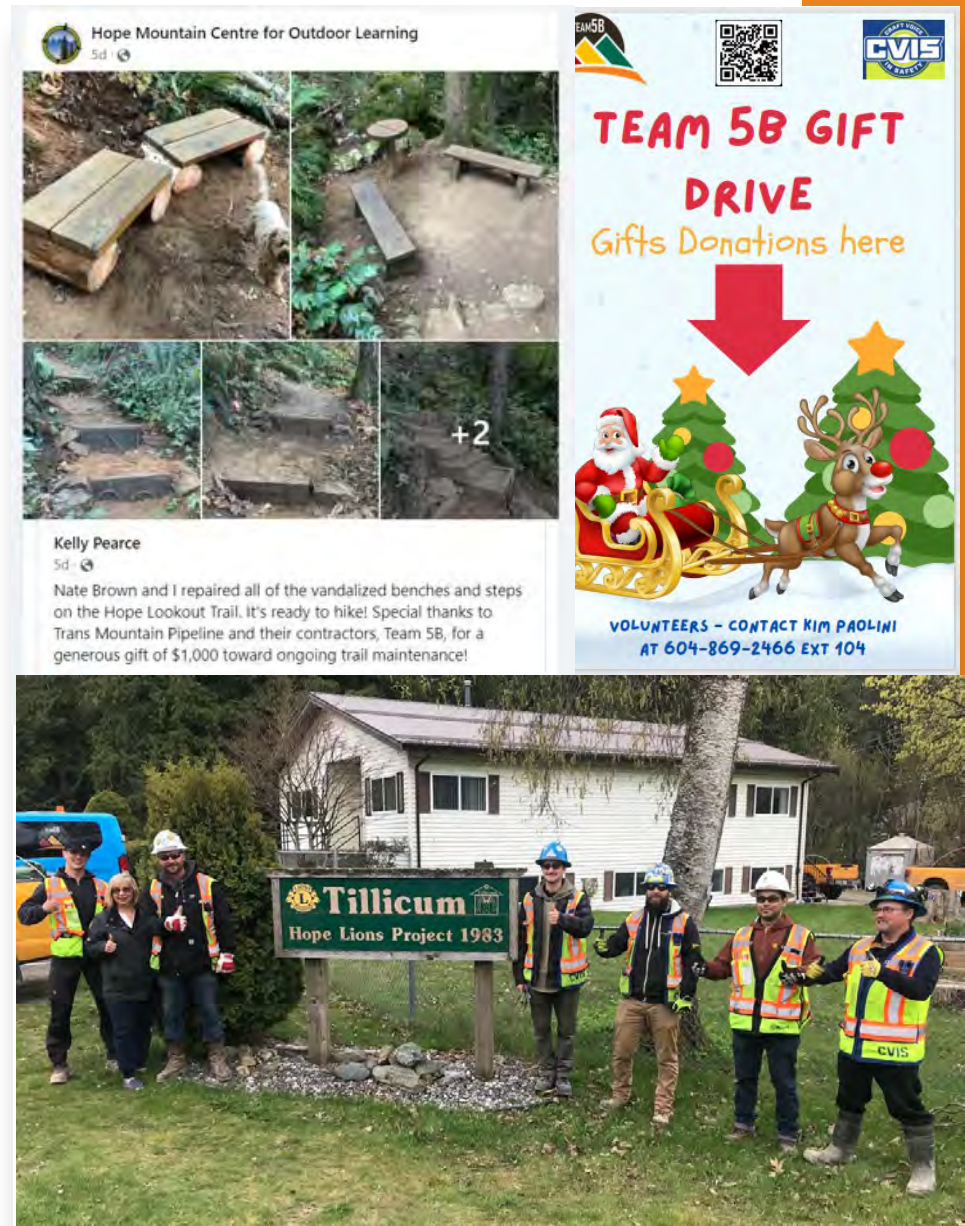


## Issues and Inquires

- All complaints and inquiries receive timely resolution and response proportional to level of urgency
  - **Urgent:** stakeholder complaints related to construction activity (noise, light, dust, emissions, traffic, etc.) - update within 24 hours of complaint
  - **Non-urgent:** general complaints not related to construction and general inquiries - response within five business days

# Workforce and Local Impact

- **Spread Workforce**
  - Current – 2,300
  - December projected – 2,150
- **Accommodation**
  - Ohamil Camp Community
  - Merritt Camp Community
  - Other workers staying in local rentals, commercial properties and RV parks
- **Community Engagement**
  - Team 5B collects recyclables from site and provides them to the Tillicum Centre
  - Hope Lookout Trail Repair Donation
  - Team 5B Christmas Toy Drive





# Economic Benefits

- **Community Impact**
  - Taxes paid in 2020 - **\$837,258**
  - **\$1.6 million investment** into upgrades to Othello Road
  - **Community Benefit Agreement** with the District of Hope - **\$500,000**
- **Supply Chain**
  - Indigenous, local and regional subcontract award values: **over \$410M**



# Questions?



[info@transmountain.com](mailto:info@transmountain.com)



1.866.514.6700



[transmountain.com](http://transmountain.com)



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[youtube.com/transmtn](https://youtube.com/transmtn)



PO Box 81018, Burnaby, BC  
V5H 3B0 CANADA



## DISTRICT OF HOPE

### REPORT/RECOMMENDATION TO COUNCIL

**DATE:** November 22, 2022 **FILE:** LDP 38/22

**SUBMITTED BY:** Jas Gill, Director of Community Development

**MEETING DATE:** November 28, 2022

**SUBJECT:**

**GEOTECHNICAL HAZARD DEVELOPMENT PERMIT  
22100 ROSS ROAD – KRISTINA ZHDANOVA (AGENT)**

**PURPOSE:**

To obtain Council's approval to issue the necessary Geotechnical Hazard Development Permit (DP) in order to develop the property at 22100 Ross Road.

**RECOMMENDATION:**

THAT a Geotechnical Hazard Permit be approved for the property legally described as Fractional Legal Subdivision 3 of Sec 21 as Shown on a Plan of the Northwest ¼ of Said Township Dated at Ottawa 15/11/1918; TWP 5 RGE 26 W6M YDYG Except Plan 286 and Plan EPP55383; PID 014-670-054; 22100 Ross Road for the replacement of a single family dwelling and approved accessory structures, the relocation of the existing mobile home, and the relocation of the existing road on the west property line subject to the District of Hope receiving a satisfactory certified report from a qualified professional confirming site-specific safe building envelopes and safe location of the newly proposed road; and

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

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on November 28, 2024; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, "substantially start any construction" shall mean the completion of the foundation for the single family dwelling.

**ANALYSIS:**

**A. Rationale:**

Proposal – This parcel of land is 5.02 acres in size with access to the site through a legal easement across a neighbouring parcel of land. It is the applicant's desire to demolish the existing dwelling, construct a new single family dwelling, move the existing mobile home and relocate a road on the west property line that currently encroaches on Schkam Reserve No. 2.



Zoning – The property is zoned Country Residential (CR-1). Under the CR-1 zone, a one family residence or mobile home is a permitted use. A secondary dwelling, employee residence or mobile home is permitted as accessory uses.

Geotechnical Hazard Development Permit (DP) - As identified in the District of Hope Official Community Plan (OCP) Bylaw 1378, the property falls within the Uncertain Geotechnical Hazard Development Permit area. Before a building permit can be issued by the District of Hope, in order for the improvements to be placed on the property or the old mobile home relocated to another area on the site, the applicant must apply for a DP to ensure that all of the works can be done safely. The OCP states that the applicant shall provide, at the applicant's expense, a site specific geotechnical report certified by a professional engineer with experience in geotechnical engineering, hazard assessment and risk management. The professional retained to prepare a report for this site, will have to also determine the geotechnical hazard(s) to which the site is subjected. Once a report satisfactory to the District of Hope has been obtained the property owner will be required to place a covenant on the property title saving the District of Hope harmless. The applicant has retained the services of Petra Engineering (2000) Ltd. to prepare the required report and recommendations.

**B. Official Community Plan (OCP) Bylaw 1378**

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

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?

*This development on a very micro-level moves Hope towards our vision and goals for success and sustainability as it is a goal to manage to protect people and property from natural hazard. The objective is to regulate development in areas with natural hazards in order to mitigate risk and this is achieved through the prescribed Geotechnical Development Permit Guidelines.*

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

*This platform is rigid but a must do as it mitigates risk and liability.*

3. Will it provide a good return on investment?

*From a residential tax base perspective, it will provide a return on investment once the new single family dwelling is placed on the property.*

**C. Attachments:**

- Location Map
- Geotechnical Hazard Map Excerpt
- Site Plan Showing Location of Proposed Dwelling

**D. Property Information:**

- |                       |  |
|-----------------------|--|
| 1) Civic Address:     | 22100 Ross Road  |
| 2) Legal Description: | Fractional LS 3 of Sec 21 as Shown on a Plan of the Northwest ¼ of Said Township Dated at Ottawa 15/11/1918; TWP 5 RGE 26 W6M YDYG Except Plan 286 and Plan EPP55383 |
| 3) PID Number:        | 014-670-054  |

- 4) Current Zoning: Country Residential (CR-1)  
5) Current OCP Designation: Country Residential

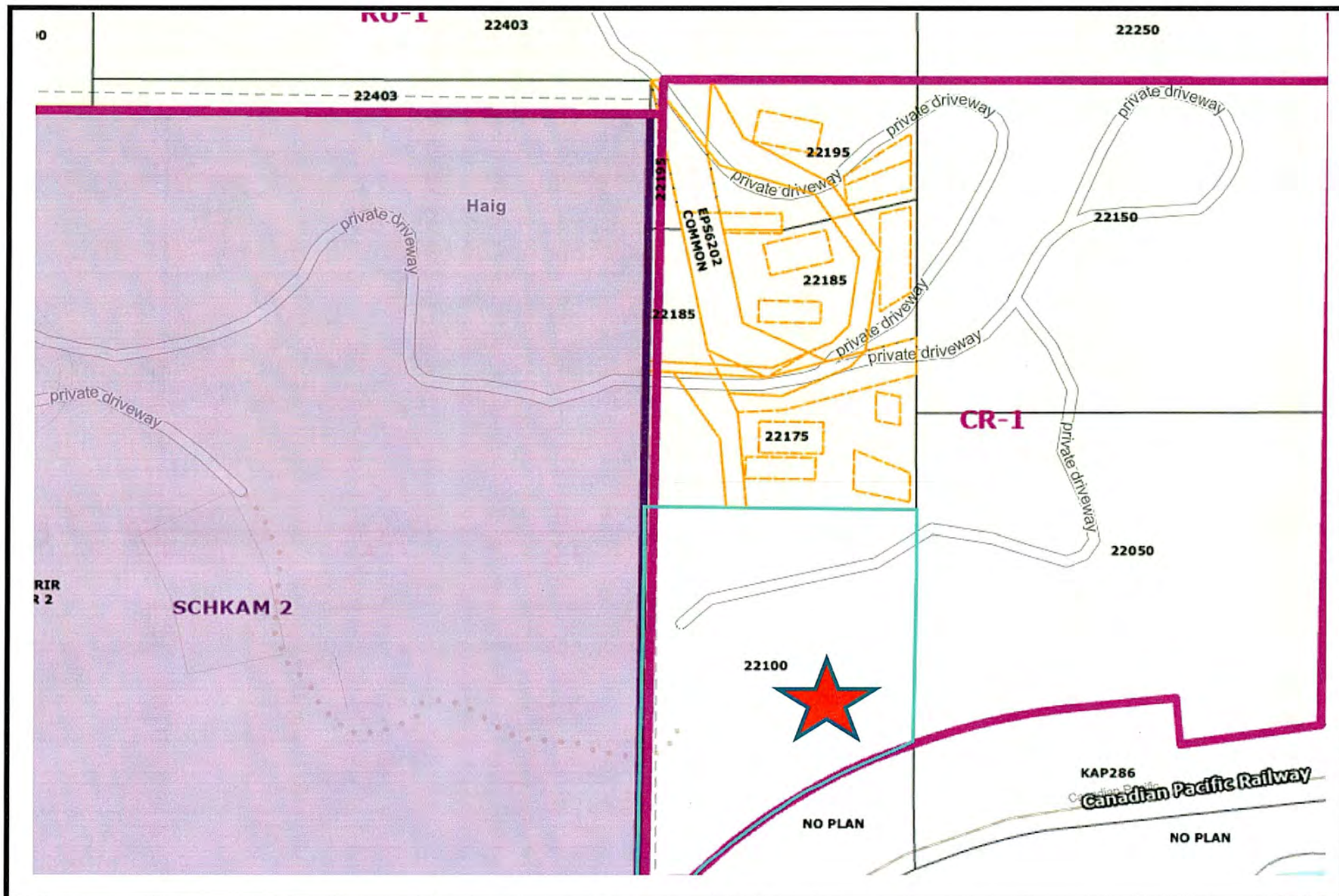
Prepared by:

Approved for submission to Council:

*Original Signed by Jas Gill*  
**Director of Community Development**

*Original Signed by John Fortoloczky*  
**Chief Administrative Officer**

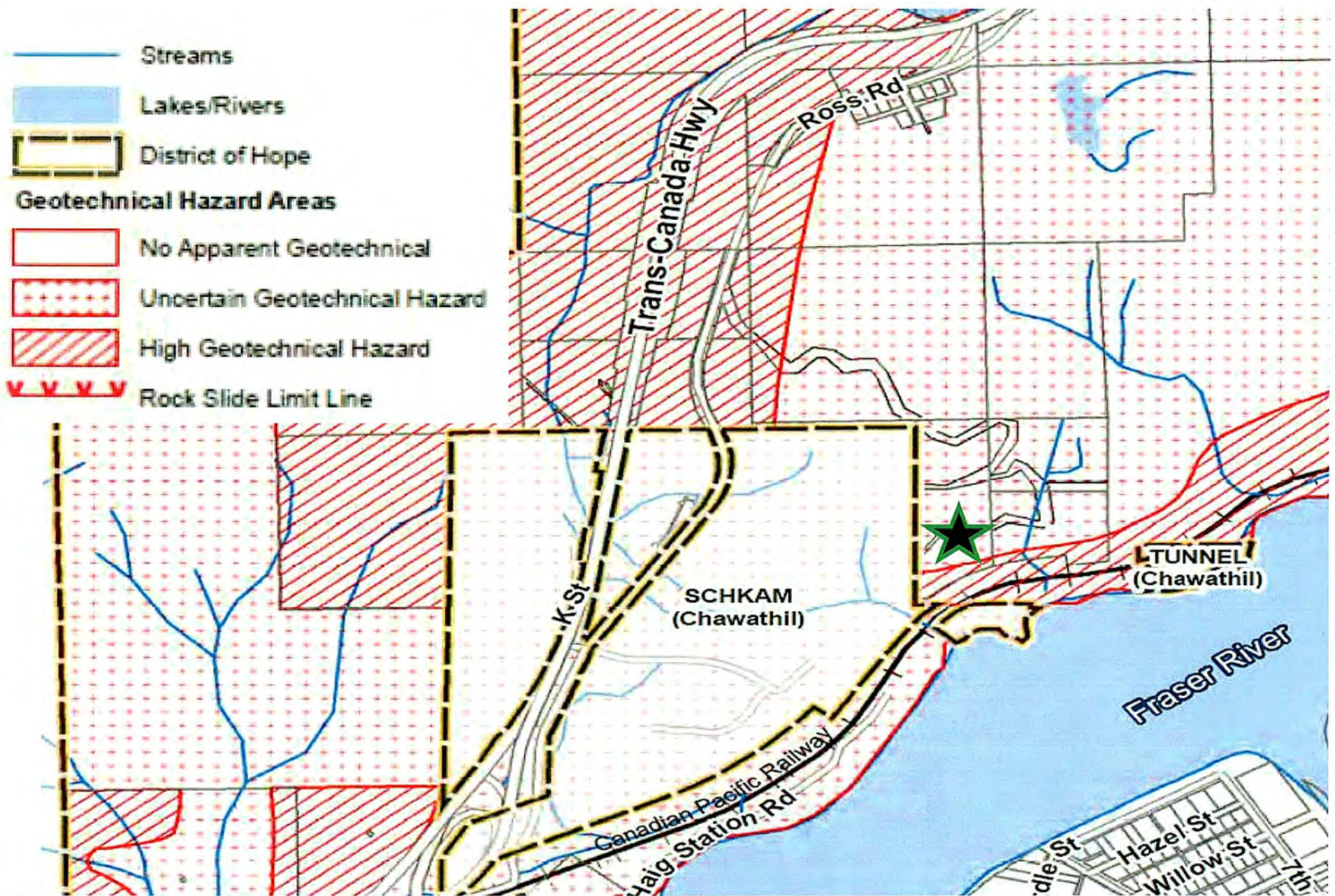




22100 Ross Road  
Agent: Kristina Zhdanova

Location & Zoning Map Excerpt





22100 Ross Road  
Agent: Kristina Zhdanova

Geotechnical Hazard Map Excerpt









## DISTRICT OF HOPE

### REPORT/RECOMMENDATION TO COUNCIL

**DATE:** November 21, 2022 **FILE:** LDP 41/22

**SUBMITTED BY:** Jas Gill, Director of Community Development

**MEETING DATE:** November 28, 2022

**SUBJECT:** **MODULAR STORAGE UNIT POLICY  
PETER KIEWIT SONS ULC (AGENT)  
KIEWIT AND BONATTI YARDS  
63430 AND 63370 FLOOD HOPE ROAD**

#### **PURPOSE:**

To obtain Council's authorization to approve a temporary amendment to the Modular Storage Unit (Shipping Container) Policy for the properties at 63430 and 63370 Flood Hope Road.

#### **RECOMMENDATION #1:**

THAT Council approve the placement of thirty seven (37) modular storage units to be positioned on the property at 63430 Flood Hope Road legally described as Lot C Section 5 TWP 5 RGE 26 W6M YDYG Plan EPP85897; PID 030-631-424 in order for Peter Kiewit Sons to provide warehouses, office space, washrooms, a nurse's station and to store their equipment, materials and miscellaneous items related to the Trans Mountain Pipeline extension project; and

FURTHER THAT the Director of Community Development & Chief Administrative Officer be authorized to approve minor variances or changes to the site; and

FURTHER THAT a building permit be exempt for the temporary modular buildings and the forementioned be in place on the site only for a three year period.

#### **RECOMMENDATION #2:**

THAT Council approve the placement of thirty three (33) modular storage units to be placed on the property at 63370 Flood Hope Road legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYG Plan KAP48992; PID 018-085-695 in order for Bonatti to provide warehouses, office space, washrooms, and to store their equipment, materials and miscellaneous items related to the Trans Mountain Pipeline extension project; and

FURTHER THAT the Director of Community Development & Chief Administrative Officer be authorized to approve minor variances or changes to the site; and

FURTHER THAT a building permit be exempt for the temporary modular buildings and the forementioned be in place on the site only for a three year period.

## **ANALYSIS:**

### **A. Rationale:**

**Proposal** – As per the applicant's site plan attached, Peter Kiewit Sons is proposing to place several modular storage units (shipping containers / sea cans) on the property at 63430 Flood Hope Road in order to provide warehouses, office space, washrooms, a nurse's station and house their equipment, materials and supplies primarily to accommodate the new Trans Mountain Pipeline expansion. They have been looking for a piece of land to lease for a three year period and found this 5.83 acre Light/Service Industrial (I-2) zoned land. This property was vacant pre 2020.

The applicant is also wanting to place several modular storage units (shipping containers / sea cans) on the property at 63370 Flood Hope Road in order for Bonatti to provide warehouses, office space, washrooms and house their equipment, materials and supplies primarily to accommodate the new Trans Mountain Pipeline extension. They have been looking for a large piece of land to lease for a three year period and found this 14.64 acre of Light/Service Industrial (I-2) zoned land. The leased area identified on the plan works around the existing JMH Mini Storage facility.

**63430 and 63370 Flood Hope Road** - The uses proposed for these two sites are permitted uses; however, most of these uses will be contained within Modular Storage Units (Shipping Containers / Sea Cans) and temporary portable building/office type structures. Geotechnical Hazard Development Permit(s) are not required since the established Geohazard Reports for both sites outline buildings with occupancies to be 60 meters from the toe of the slope to avoid an identified rock fall hazard.

**Modular Storage Unit (Shipping Container) Policy** – As per the District of Hope policy, the maximum number of shipping containers permitted in an Industrial Zone is three (3). There are allowances in the policy for exemptions to be considered by Council. Between these two properties, a total of 70 shipping containers are to be allotted by the lease operators. This not to be permanent support but transitory with the Trans Mountain Pipeline Expansion project near and within our jurisdiction.

The applicant has submitted a plan showing their proposal for the sites. It should be noted that the applicant has ensured that all the setback requirements of the I-2 zone and the small portion of Rural (RU-1) zoned land on the 63370 Flood Hope Road property have been met.

Council should note that two of the structures will utilize shipping containers as structural supports. Since they are structural components, they have not been considered for the policy variance. Structures of these kind will have the oversight of the applicant's structural engineer. The District will receive sealed engineered drawings and schedules confirming specifications of these structures.

**Building Permit Exemption** – According to the British Columbia Building Code (BCBC), the building code does not apply with permission of the authority having jurisdiction to temporary buildings including construction offices, emergency facilities and temporary storage structures. However, basic life safety requirements will still need to be met including any Fire Code requirements.



**B. Official Community Plan (OCP) Bylaw 1378**

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

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our IOCP objectives and policies?  
*This development could net out two Commercial Land goals:*
  - *Create jobs that contribute to the diversity and strength of the local economy; and*
  - *Help to attract visitors to the community.*
2. Is it a flexible platform for future steps towards our vision, goals and objectives?  
*This platform is flexible and requires Council approval.*
3. Will it provide a good return on investment?  
*From an economic development stand point, the proposed will provide economic spin-offs to the existing business sectors.*

**C. Attachments:**

- Location and Zoning Map Excerpt
- Light/Service Industrial (I-2) Zone
- OCP Land Use Designation Map
- Site Plan Dated November 18, 2022
- Modular Storage Unit (Shipping Container) Policy

**D. Property Information:**

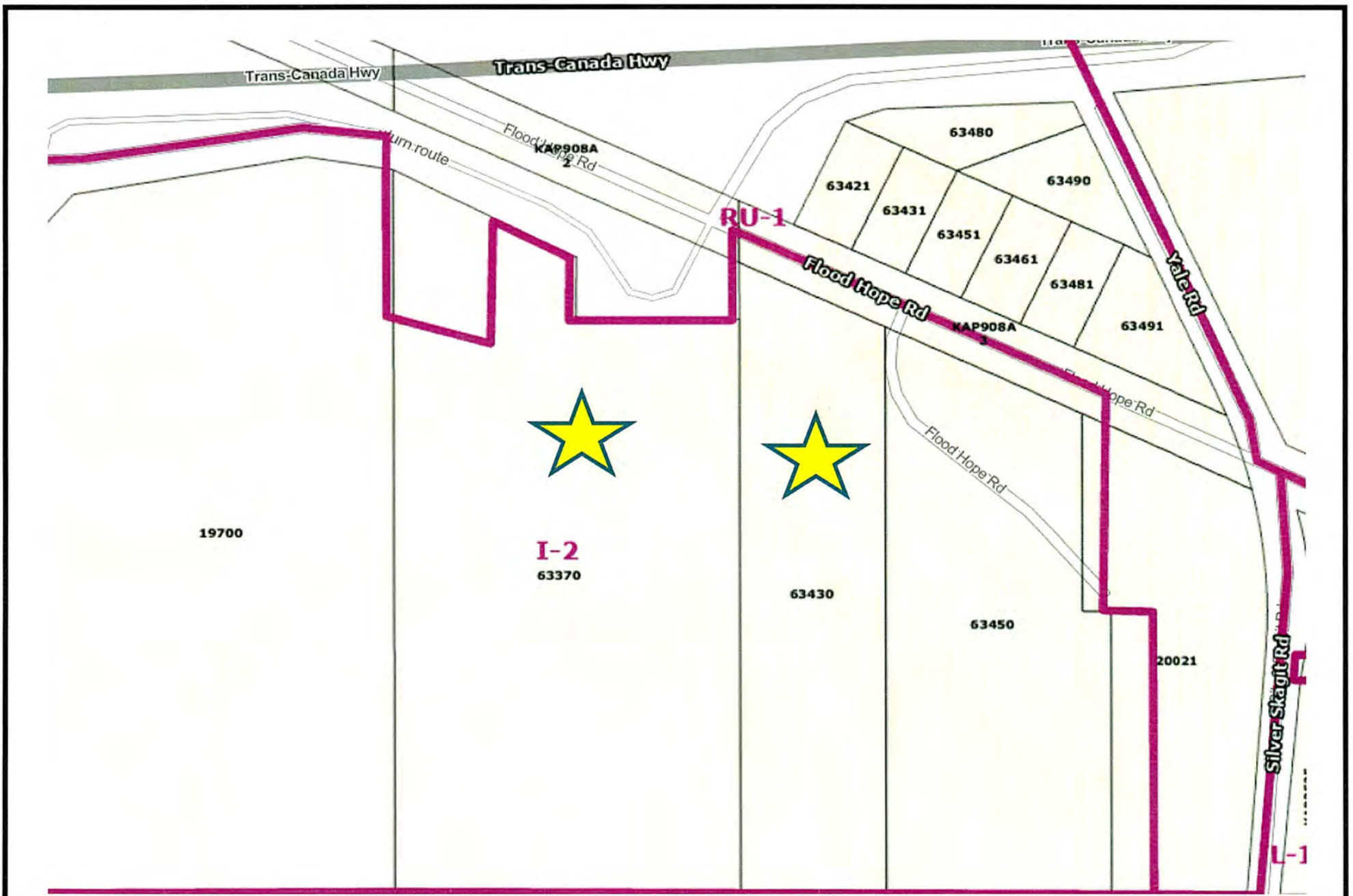
- |    |                          |  |
|----|--------------------------|--|
| 1) | Civic Addresses:         | 63430 and 63370 Flood Hope Road  |
| 2) | Legal Description:       | Lot C Plan EPP85897 and Lot 1 Plan KAP48992  |
| 3) | PID Number:              | 030-631-424 & 018-085-695  |
| 4) | Current Zoning:          | Light/Service Industrial (I-2) & A Small Portion at 63370 Flood Hope Road being Rural (RU-1) |
| 5) | Current OCP Designation: | Light Service Industry   |

Prepared by:

Approved for submission to Council:

*Original Signed by Jay Gill*  
**Director of Community Development**

*Original Signed by John Fortoloczky*  
**Chief Administrative Officer**



**63430 and 63370 Flood Hope Road**  
**Agent: Peter Kiewit Sons ULC (Agent)**

**Location & Zoning Map Excerpt**

## 12.2 LIGHT/SERVICE INDUSTRIAL (I-2) ZONE

### 12.2.1 PURPOSE

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

### 12.2.2 PERMITTED USES

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



- x) *Veterinary clinic;*
- y) *Warehousing;*
- z) *Wholesaling providing for the selling of goods in relatively large quantities within a building to retailers for resale to consumers;*
- aa) *Workshop and yard for construction companies and trade contractors.*

.2 The following shall be permitted as *accessory uses*:

- a) *Accessory buildings or structures*, including, without limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*.
- b) *Commercial vehicle storage*;
- c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
- d) *One family residence*;
- e) *Outdoor storage*;
- f) *Restaurant*.

### **12.2.3 CONDITIONS OF USE**

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

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

#### 12.2.4 REQUIREMENTS FOR SUBDIVISION

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

#### 12.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

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

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

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

#### 12.2.6 OTHER REQUIREMENTS

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

**12.2.7 SPECIAL REGULATIONS**

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

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



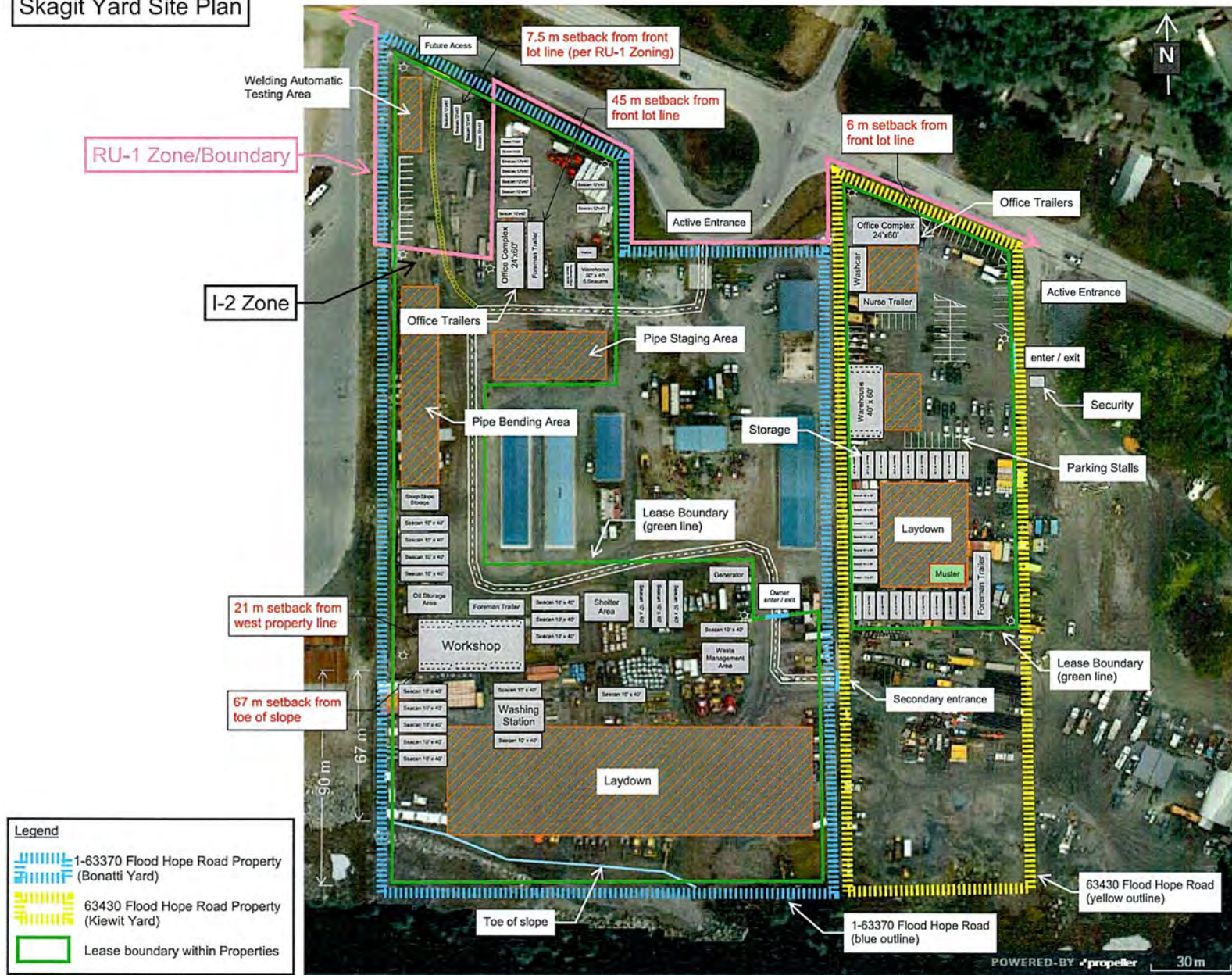


**63430 and 63370 Flood Hope Road**  
**Agent: Peter Kiewit Sons ULC (Agent)**

**OCP Map Excerpt**



# Skagit Yard Site Plan



11/18/22



## DISTRICT OF HOPE

## POLICY MANUAL

<b>DEPARTMENT:</b> ALL	<b>POLICY NUMBER:</b>
<b>POLICY TITLE: MODULAR STORAGE UNIT (SHIPPING CONTAINER)</b>	
<b>Authority:</b> Legislative <input checked="" type="checkbox"/> (Council)  Administrative <input type="checkbox"/>	<b>Effective Date:</b> April 27, 2009  <b>Date for Review:</b> As necessary
<b>Council Resolution Number: RC(2009/03/23) &amp; RC(2009/04/27)</b>	<b>Revision Date:</b> April 27, 2009

### PURPOSE:

The purpose of the policy is to regulate and monitor the use of Modular Storage Units within the District of Hope.

### WHEREAS:

1. Modular Storage Units have been found to be an excellent method of securing and storing a wide range of products under a wide range of uses/applications.
2. Modular Storage Units have a tendency to become unsightly and become in a state of disrepair if not properly maintained.
3. Modular Storage Units have a form & character which should only be supported on Industrially Zoned properties unless aesthetically appealing as approved by the District of Hope.
4. An Accessory Modular Storage Unit shall be considered a "structure" in accordance to the definition set out in the District of Hope Zoning Bylaw and shall be regulated like all other accessory structures set out in the Zoning Bylaw.

### DEFINITIONS:

Modular Storage Unit (sea container, shipping container, dry van trailers, cargo containers) means an intermodal containment unit for goods and materials, with design implications for transportation by land, sea or air (trailer, rail car, barge, ship or plane), which is new or refurbished inside and out (repaired and painted) for the storage of goods that pertain to the generality of the principal zoning.

Modular Storage Units shall be considered an Accessory Use and shall not be placed on a property without the Principal Use in place.

### PROCEDURES:

#### 1.0 Accessory Modular Storage Unit

1. An accessory modular storage unit for storage of material goods and equipment for management and/or safe guarding shall be subject to the following conditions:

- (a) the accessory modular storage unit shall be considered an accessory structure and shall comply with all regulations or bylaws regarding an accessory structure. The only exception is that modular storage units larger than 10 square metres may or may not require a building permit. Should the accessory modular storage unit be greater than 10 m<sup>2</sup> in area, a professional engineer/architect may be required to certify installation and/or structural integrity;
  - (b) structure must be anchored to the ground and shall be certified by a professional engineer when required;
  - (c) shall not be used as dwelling unit(s), for habitable space or as a principal building;
  - (d) shall not be used as a sign;
  - (e) shall not be used as rental storage unit(s) of a mini storage facility;
  - (f) shall not be stacked vertically;
  - (g) shall be maintained in good functioning and aesthetic conditions (no rust or dents);
  - (h) colour should complement the natural environment of area of placement, with one solid natural colour;
  - (i) will be regulated by the District of Hope Building Bylaw, Official Community Plan, and all other applicable District Bylaws and Regulations;
  - (j) will be regulated by District of Hope Zoning Bylaw including but not limited to:
    - i. set-backs
    - ii. density
    - iii. height
    - iv. other zone specific siting conditions;
  - (k) will be regulated by the Bylaw Enforcement Department for all other bylaw infractions including but not limited to unsightliness; and
  - (l) shall comply with provincial or federal regulations including but not limited to fisheries, heritage and contaminated soils regulations.
2. Unless otherwise approved by the District of Hope, the criteria required for the placement of a Modular Storage Unit shall satisfy the requirements in Schedule "A".

## **2.0 Temporary Modular Storage Units**

- 1. Temporary modular storage units for storage of material goods and equipment for management and/or safe guarding at a construction site shall be subject to the following conditions:
  - (a) must not be placed where they impede or block construction, pedestrian, road and other related traffic;
  - (b) must not obstruct or interfere with other construction and service based activities;
  - (c) must be placed at the subject construction site;
  - (d) unless otherwise approved by the District of Hope, must obtain and provide proof of a valid building permit(s) for subject site(s);



- (e) will be subject to the foregoing subsection 1.1 (c), (e), (f), and (g) on Accessory Modular Storage Units; and
  - (f) when the unit(s) is considered inactive it shall be disengaged from the site one (1) month after the final inspection or when the Building Inspector issues a Stop Work Order or revokes a building permit or when a construction site has remained inactive for a period of six (6) months.
2. Temporary Modular Storage Units:
- (a) when inactive, disengaged and removed from a construction site are to be returned to the yard of origin or established satellite yard of construction company or trade contractors;
  - (b) will be deemed inactive upon storage or placement in the yard of origin or established satellite yard of the same principal use and shall not become accessory storage for yard activities;
  - (c) will be subject to the foregoing subsection 1.1 (c), (e), (f), and (g) on Accessory Modular Storage Units;
  - (d) will be permitted for the yard of origin or established satellite yard of the same principal use to a maximum of four (4) inactive units.

**EXEMPTIONS:**

All Accessory Modular Storage Units and Temporary Modular Storage Units shall be approved by District of Hope staff once conforming to the above policy. Should a property owner fail to meet the policy requirements, approvals can only be issued by Council.

Submissions for relaxation consideration by Council shall consist of:

- Site layout sketch to scale (more complex layouts may require a site survey).
- A detailed explanation as to why relaxation is required.
- A detailed description of the proposed Accessory Modular Storage Unit c/w the method of screening, colours, age, size and any other pertinent information which will assist the submission.

It shall be understood that an Accessory Modular Storage Unit must meet set-backs and that relaxing the set-back requires a Development Variance Permit. Temporary Modular Storage Units are treated similar to the parking of mobile equipment and are not required to meet set-backs. Proof of a Temporary Modular Storage Unit may be required and could be subject to a covenant on title at the owner's expense.

**Schedule "A"**

USE	MAX. AREA/UNIT (m2)	MAX. NUMBER OF UNITS/LOT	SCREENING FEATURES
RURAL ZONES	35	1*	Shall be screened by a solid view obstructing fence, wall or landscape screen and/or must be fully clad on all sides with regular house exterior wall and roof finishes
COMMERICAL ZONES	35	1*	
INDUSTRIAL ZONES	35	3*	
PUBLIC ZONES	15	1*	
RESIDENTIAL ZONES	10	1	Must be fully clad with regular house exterior wall and roof finishes
MISC ZONES	15	1	

- \* The intent is to ensure that the units are not scattered around any one property. The number of units can vary if the configuration is set up in a neat manner and does not exceed the maximum area per unit criteria as approved by the District of Hope.

1. Information Bulletin dated November 9, 2022 from the Ministry of Citizens' Services re: Second chance to apply for connectivity funding opens Dec. 16.
2. News Release dated November 10, 2022 from the Ministry of Tourism, Arts, Culture and Sport re: Tourism grants fund almost 100 B.C. events.
3. News Release dated November 10, 2022 from Emergency Management BC re: Flood recovery, Sumas Dike repairs underway in Abbotsford.
4. Information Bulletin dated November 14, 2022 from the Ministry of Attorney General and Responsible for Housing re: New support program will prevent, reduce homelessness.
5. Statement dated November 14, 2022 from the Ministry of Public Safety and Solicitor General and Emergency Management BC re: Minister's statement on one-year anniversary of atmospheric river.
6. News Release dated November 14, 2022 from the Ministry of Jobs, Economic Recovery and Innovation re: New economic diversification program builds more resilient rural communities.
7. Press Release dated November 14, 2022 from the Parliamentary Secretary for Rural Development re: Rural Economic Diversification and Infrastructure Program.
8. News Release dated November 18, 2022 from the Office of the Premier, the Ministry of Finance, and the Ministry of Energy, Mines and Low Carbon Innovation re: Cost-of-living credits will help people, businesses.
9. Letter dated October 20, 2022 from Jackie Tegart, MLA for Fraser-Nicola re: Congratulations on election and re-election to office.
10. News Release dated November 20, 2022 from the Office of the Premier re: Premier Eby takes action to keep people, communities safe.
11. News Release dated November 21, 2022 from the Ministry of Social Development and Poverty Reduction re: New funding helps connect people to jobs in social services sector.
12. News Release dated November 21, 2022 from the Office of the Premier and the Ministry of Attorney General and Responsible for Housing re: New premier delivers action to expand housing supply within first days.
13. Information Bulletin dated November 21, 2022 from the Ministry of Agriculture and Food re: Fraser Valley poultry farms test positive for avian influenza.
14. News Release dated November 22, 2022 from the Ministry of Finance re: SVT creating shelter for people, not money.
15. News Release dated November 22, 2022 from the Office of the Premier re: Standalone ministry to tackle housing crisis, Premier Eby announces.
16. Information Bulletin dated November 23, 2022 from the Ministry of Municipal Affairs re: B.C. supports regional business owners to attract international talent.
17. News Release dated November 23, 2022 from the Ministry of Environment and Climate Change Strategy re: Annual climate report shows progress made in key areas.





October 20, 2022

RECEIVED  
NOV 16 2022  
DISTRICT OF HOPE

District of Hope  
Box 609  
Hope, BC  
VOX 1L0

Dear Mayor Smith and Council Members;

I am so pleased to send my congratulations on your election (or re-election) to office. I appreciate the hard work and dedication that it takes to serve in local government positions and wish you all a very productive and rewarding term.

I also look forward to working with you during your term in office and would very much appreciate the opportunity to meet with Council in the new year to discuss issues of importance to your community, as well as to provide you with an update from Victoria.

Thank you for your willingness to take on this important responsibility of providing leadership to your community. I know that you will find the issues you encounter interesting and meaningful, the opinions diverse and thought provoking, and your service to community incredibly satisfying.

Once again congratulations!

Yours truly,

Jackie Tegart, MLA  
Fraser-Nicola

**Ashcroft Constituency Office**

405 Railway Avenue, Box 279  
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**Merritt Constituency Office**

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**Legislative Office**

Room 201, Parliament Buildings  
Victoria, B.C. V8V 1X4  
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