



REGULAR MEETING OF COUNCIL AGENDA

Monday, November 24, 2025
to follow the Committee of the Whole Meeting
Council Chambers
325 Wallace Street, Hope, British Columbia

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

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the November 24, 2025, 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 10, 2025, be adopted, as presented.

4. DELEGATIONS

(a) Communities in Bloom

Representatives from Communities in Bloom will be in attendance to present to Council regarding 2025 activities and the recent 5-Bloom win.

5. STAFF REPORTS

There are no Staff Reports.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

- (a) **Report dated November 7, 2025 from the Deputy Director of Corporate Services (5)**
Re: 2026 Regular Council Meeting Schedule and Council Appointments, Committees, and Acting Mayor's Schedule

Recommended Resolution:

THAT the 2026 Regular Council Meeting schedule be approved; and

FURTHER THAT the Council Appointments, Committees and Acting Mayor's Schedule for the 2026 calendar year be adopted.

8. PERMITS AND BYLAWS

- (a) **Official Community Plan Amendment Bylaw (10)**
Re: 61934 Estell Road

Recommended Resolution:

THAT *Official Community Plan Amendment Bylaw No. 1591, 2024*, to re-designate the property at 61934 Estell Road from Highway Commercial to Light/Service Industry, be adopted this 24th day of November, 2025.

- (b) **Zoning Amendment Bylaw (12)**
Re: 61934 Estell Road

Recommended Resolution:

THAT *Zoning Amendment Bylaw No. 1592, 2024*, to rezone the property at 61934 Estell Road from Rural (RU-1) to Light/Service Industrial (I-2), be adopted this 24th day of November, 2025.

- (c) **Fees and Charges Amendment Bylaw (14)**

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1612, 2025* be adopted this 24th day of November, 2025.

- (d) **Report dated November 6, 2025 from the Director of Corporate Services (20)**
Re: Fraser Valley IMBL Amendment for Health Care Professionals

Recommended Resolution:

THAT *Fraser Valley Inter-Municipal Business Licence Amendment Bylaw No. 1604, 2025* be read a first, second and third time this 24th day of November 2025.

- (e) **Report dated November 14, 2025 from the Planner III** (25)
Re: OCP and Zoning Amendment – 62870 Flood Hope Road

Recommended Resolution #1:

THAT Council give third reading to *District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025*, to change the Official Community Plan land use designation from Highway Commercial to Light Industrial for the property at 62870 Flood Hope Road.

Recommended Resolution #2:

THAT Council give third reading to *District of Hope Zoning Amendment Bylaw No. 1610, 2025*, to change the zoning from Rural (RU-1) to Light/Service Industrial (I-2) for the property at 62870 Flood Hope Road.

- (f) **Report dated November 19, 2025 from the Director of Finance** (35)
Re: Fees and Charges Amendment

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1615, 2025*, be read a first, second, and third time this 24th day of November, 2025.

- (g) **District of Hope 2026-2030 Financial Plan Bylaw** (43)

Recommended Resolution:

THAT the *2026-2030 Financial Plan Bylaw No. 1616, 2025*, be read a first, second, and third time this 24th day of November, 2025.

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence** (48)

Recommended Resolution:

THAT the For Information Correspondence List dated November 24, 2025, 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 8, 2025 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

**MINUTES OF THE REGULAR
COUNCIL MEETING**

Monday, November 10, 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
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Director of Corporate Services
Daneille Laporte, Communications/IT

Others Present: 1 member of the Public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m. and acknowledged that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the November 10, 2025, Regular Council Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held October 27, 2025, be adopted, as presented. **CARRIED.**

4. DELEGATIONS

There were no Delegations.

5. STAFF REPORTS

**(a) Report dated November 5, 2025 from the Director of Community Development
Re: Lower Fraser-Coquihalla Flood Mapping**

The Director of Community Development advised that the District received the Lower Fraser-Coquihalla Flood Mapping documents from the Province on November 7th and that a resolution and letter from Council will no longer be required.

(b) Report dated November 6, 2025 from the Planner III
Re: Proposed Soil Deposit Bylaw

Moved / Seconded

THAT Council direct staff to prepare a Soil Deposit Bylaw.

CARRIED.

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He noted that Council held Committee of the Whole meetings on October 29th and November 5th to review the Draft 2026-2030 Financial Plan.
- He attended the Southern Interior Regional Economic Summit in Salmon Arm where he represented the District and FVRD Areas A and B in discussions regarding ongoing issues. He added that he met with the City of Salmon Arm Mayor, Alan Harrison, to discuss RCMP funding and sewage treatment plant improvements.
- He attended a UBCM presentation regarding input on changes to the *Heritage Conservation Act*, noting that there were discussion regarding project delays, a lack of archaeologists in BC, governance clarity, and addressing the costs of infrastructure permits. Additionally, it was noted that the District has filed their concerns with the Province.
- He noted that tomorrow, November 11th, will be Remembrance Day, adding that there is an article in the Hope Standard regarding the District's CAO John Fortoloczky and his service in the military.

Councillor Graham Reported:

- She noted that Fog Fest will begin on November 14th and those interested can find more information online, adding that she will be hosting a paint-along session regarding the Coquihalla River and its Indigenous origins on November 22nd at the Hope Golf & Country Club.

Councillor Skoglund Reported:

- She attended the Fraser Canyon Hospital Auxiliary Silent Auction on November 1st, noting that there was a great turnout.
- She reminded everyone that the annual Beta Sigma Phi Christmas Craft Sale will be taking place at the Hope Legion Hall on November 22nd from 10:00 a.m. to 3:00 p.m.
- She announced that the Hope Community Choir is holding their annual Christmas Concert at the Grace Baptist Church on November 30th at 2:00 p.m.
- She announced that the Stuff the Cruiser event and Pancake Breakfast will be taking place at Kal-Tire on December 6th.

Councillor Medlock Reported:

- He noted that Fog Fest will include different themes for each week, and that the event has started to gain traction on social media in its 3rd year.

- He noted that AdvantageHOPE has applied for the HGTV Hometown Takeover show, which helps to renovate areas of small communities. He added that the District has moved into the top 30 selections, and that interviews are taking place this week to determine if Hope will be their choice.

Councillor Stewin Reported:

- She attended a webinar on systemic discrimination hosted by BC's Office of the Human Rights Commissioner on October 30th, noting the importance of legislation in directing change. She added that a \$500 grant is being offered to organizations to help deal with misinformation in their community, which she has forwarded to the Hope Inclusion project.

Councillor Newbigging Reported:

- She attended the Fraser Canyon Hospital Auxiliary Silent Auction on November 1st.
- She attended the first No Stone Stands Alone event at the Mountainside Cemetery on November 5th, which provides an opportunity for youth to understand, learn, and remember veterans. She added that she gave a speech on behalf of the Mayor for those in attendance.

8. PERMITS AND BYLAWS

- (a) Report dated November 5, 2025 from the Director of Finance**
Re: Fees and Charges Amendment Bylaw – Third Reading

Moved / Seconded

THAT Council rescind third reading of *Fees and Charges Amendment Bylaw No. 1612, 2025*; and

FURTHER THAT *Fees and Charges Amendment Bylaw No. 1612, 2025* be given third reading, as amended, this 10th day of November, 2025. **CARRIED.**

- (b) Report dated October 31, 2025 from the Planner III**
Re: Flood & Erosion Hazard Development Permit – 63170 Flood Hope Road

Moved / Seconded

THAT a Flood and Erosion Hazards Development Permit be approved for the construction of a gantry crane area at 63170 Flood Hope Road subject to the District of Hope receiving a satisfactory report from a qualified professional that meets the Development Permit Area conditions; and

FURTHER THAT the Director of Community Development be authorized to endorse the Flood and Erosion Hazard Development Permit and required covenant documents. **CARRIED.**

- (c) **Report dated October 31, 2025 from the Planner I**
Re: Application for Zoning Bylaw Text Amendment; Small-Scale Multi-Unit Housing (RS-1) Zone

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No.1614, 2025* be given first and second reading to allow Temporary Use Permits (TUPs) applications for daycare uses on Small-Scale Multi-Unit Housing (RS-1) zoned lots; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures Bylaw No. 1595*, the *Local Government Act* and the *Community Charter*.

CARRIED.

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence**

Moved / Seconded

THAT the For Information Correspondence List dated November 10, 2025, be received.

CARRIED.

- (b) **Accounts Payable Cheque Listing – October 2025**

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of October 1-31, 2025, be received.

CARRIED.

10. OTHER PERTINENT BUSINESS

There was no other pertinent business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, November 24, 2025 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:17 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held November 10, 2025, in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 7, 2025

FILE: 550-01

SUBMITTED BY: Deputy Director of Corporate Services

MEETING DATE: November 24, 2025

SUBJECT: 2026 Regular Council Meeting Schedule and Council Appointments, Committees, and Acting Mayor's Schedule

PURPOSE:

The purpose of this report is to approve the 2026 Regular Council Meeting Schedule and to adopt the Council Appointments, Committees and Acting Mayor's Schedule for the 2026 calendar year.

RECOMMENDATION:

Recommended Resolution:

THAT the 2026 Regular Council Meeting schedule be approved; and

FURTHER THAT the Council Appointments, Committees and Acting Mayor's Schedule for the 2026 calendar year be adopted.

ANALYSIS:

A. Rationale:

As per Section 127 of the *Community Charter* and Section 6.1 of the *District of Hope Council Procedure Bylaw No. 1447, 2019*, Council must make available to the public a schedule of the date, time and place of regular Council meetings and give notice at least one time per year. Once approved, staff will publish notice in accordance with *Public Notice Bylaw No. 1590, 2025*.

Section 5.2(a) of the *Council Procedure Bylaw* requires Council to hold a meeting on the second Monday of the month in which the UBCM Convention occurs, which falls on September 14th. In 2026, the UBCM Convention will be held from September 14th to 18th. To accommodate Council's attendance at the convention, it is proposed that September's meeting is moved to the fourth Monday, September 28th.

B. Attachments:

- 2026 Regular Council Meeting Schedule
- Council Appointments, Committees and Acting Mayor's Schedule for the 2026 Calendar Year

Prepared by:

Approved for submission to Council:

Original Signed by Branden Morgan

Branden Morgan
Deputy Director of Corporate Services

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

2026 REGULAR COUNCIL MEETINGS

JANUARY						
S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
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MARCH						
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APRIL						
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MAY						
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31						

JUNE						
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JULY						
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30	31					

SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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29	30					

DECEMBER						
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Regular Council Meetings

Statutory Holidays

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

UBCM Convention

Acting Mayor Schedule

January Councillor Newbigging
February Councillor Stewin
March Councillor Medlock
April Councillor Skoglund
May Councillor Smith
June Councillor Smith

July Councillor Newbigging
August Councillor Stewin
September Councillor Medlock
October Councillor Skoglund
November Councillor Medlock
December Councillor Smith

DISTRICT OF HOPE COUNCIL APPOINTMENTS & COMMITTEES FOR THE 2026 CALENDAR YEAR

MAYOR'S APPOINTMENTS TO STANDING COMMITTEES

HOPE EMERGENCY OPERATIONS COMMITTEE

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

HOPE ACCESSIBILITY COMMITTEE

- ☞ Councillor Newbigging
- ☞ Councillor Skoglund

COUNCIL APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, COMMISSIONS

FRASER VALLEY REGIONAL DISTRICT BOARD

- ☞ Mayor Smith
- ☞ Councillor Medlock (Alternate)

FRASER VALLEY REGIONAL HOSPITAL DISTRICT BOARD

- ☞ Mayor Smith
- ☞ Councillor Medlock (Alternate)

FRASER HEALTH ADVISORY COUNCIL

- ☞ Mayor Smith
- ☞ Councillor Medlock (alternate)

FRASER VALLEY REGIONAL LIBRARY BOARD

- ☞ Councillor Newbigging
- ☞ Mayor Smith (Alternate)

MUNICIPAL INSURANCE ASSOCIATION OF BC

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

COUNCIL LIAISONS

DISTRICT OF HOPE RATEPAYERS ASSOC.

- ☞ Councillor Skoglund

HOPE & DISTRICT CHAMBER OF COMMERCE

- ☞ Councillor Newbigging

HOPE & DISTRICT ARTS COUNCIL

- ☞ Councillor Skoglund

HOPE INCLUSION PROJECT

- ☞ Councillor Stewin

CEDAR STRONG PREVENTION & INTERVENTION SOCIETY

- ☞ Councillor Medlock
- ☞ Mayor Smith (Alternate)

CANYON GOLDEN AGE SOCIETY

- ☞ Councillor Smith
- ☞ Mayor Smith

AdvantageHOPE

- ☞ Councillor Medlock
- ☞ Councillor Graham

COMMUNITY ADVISORY COMMITTEE (HOUSING)

- ☞ Councillor Skoglund

HOPE ACTION RESPONSE TABLE (HART)

- ☞ Mayor Smith
- ☞ Chief Administrative Officer

HOPE & AREA HEALTHY COMMUNITIES

- ☞ Mayor Smith
- ☞ Chief Administrative Officer

STATION HOUSE ADVISORY COUNCIL

- ☞ Councillor Medlock
- ☞ **Councillor Smith Graham**

DISTRICT OF HOPE COUNCIL APPOINTMENTS & COMMITTEES FOR THE 2026 CALENDAR YEAR

MEETING SCHEDULE

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

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

ACTING MAYOR'S SCHEDULE

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



DISTRICT OF HOPE

BYLAW NO. 1591

6

A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1378, 2016

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

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

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Official Community Plan Amendment Bylaw No. 1591, 2024***”.

ENACTMENT

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

Lot 5 Except: Part on Statutory Right of Way Plan 73383; Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; 61934 Estell Road

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

Read a first time this 25th day of November 2024.

Read a second time this 25th day of November 2024.

Advertised in the Hope Standard Newspaper on November 29th and December 6th, 2024.

Public Hearing was held this 9th day of December, 2024.

Read a third time this 9th day of December, 2024

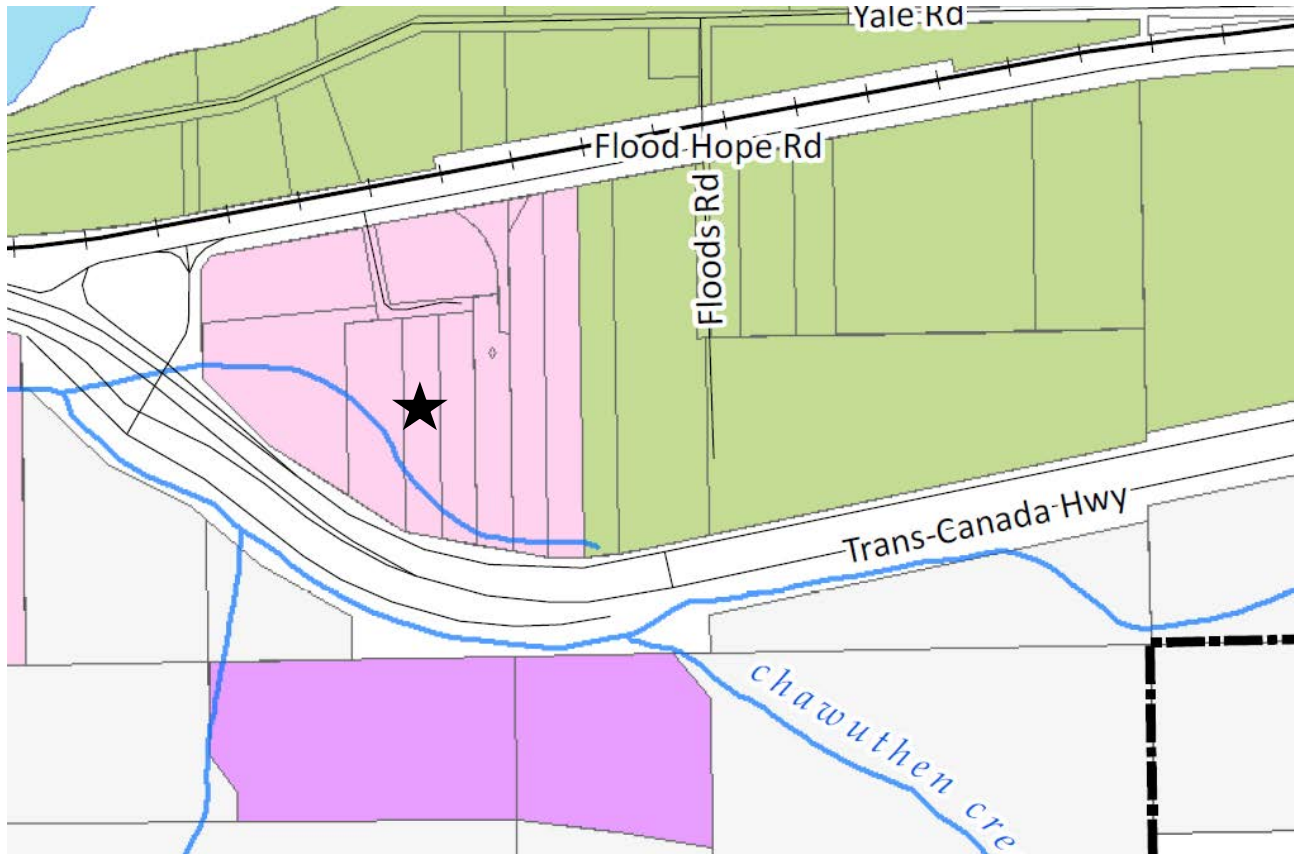
Adopted this XX day of XXXXX, XXXX.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1591
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★

FROM: HIGHWAY COMMERCIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1591, 2024"

Mayor

Director of Corporate Services

DISTRICT OF HOPE

BYLAW NO. 1592

A Bylaw to amend the District of Hope Zoning Bylaw No. 1324, 2012

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

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw 1324, 2012 by rezoning a specific parcel of land;

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

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Zoning Amendment Bylaw No. 1592, 2024***”.

ENACTMENT

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

Lot 5 Except: Part on Statutory Right of Way Plan 73383; Section 1 Township 5 Range 27 West of the 6th Meridian New Westminster District Plan 17065; PID 010-311-599; 61934 Estell Road

as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from Rural (RU-1) to Light/Service Industrial (I-2) and the Zoning Map Schedule “B” of the District of Hope, Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first time this 25th day of November 2024.

Read a second time this 25th day of November 2024.

Advertised in the Hope Standard Newspaper on November 29th and December 6th, 2024.

Public Hearing was held this 9th day of December, 2024.

Read a third time this 9th day of December, 2024.

Ministry of Transportation & Transit approval this 18th day of December, 2024.

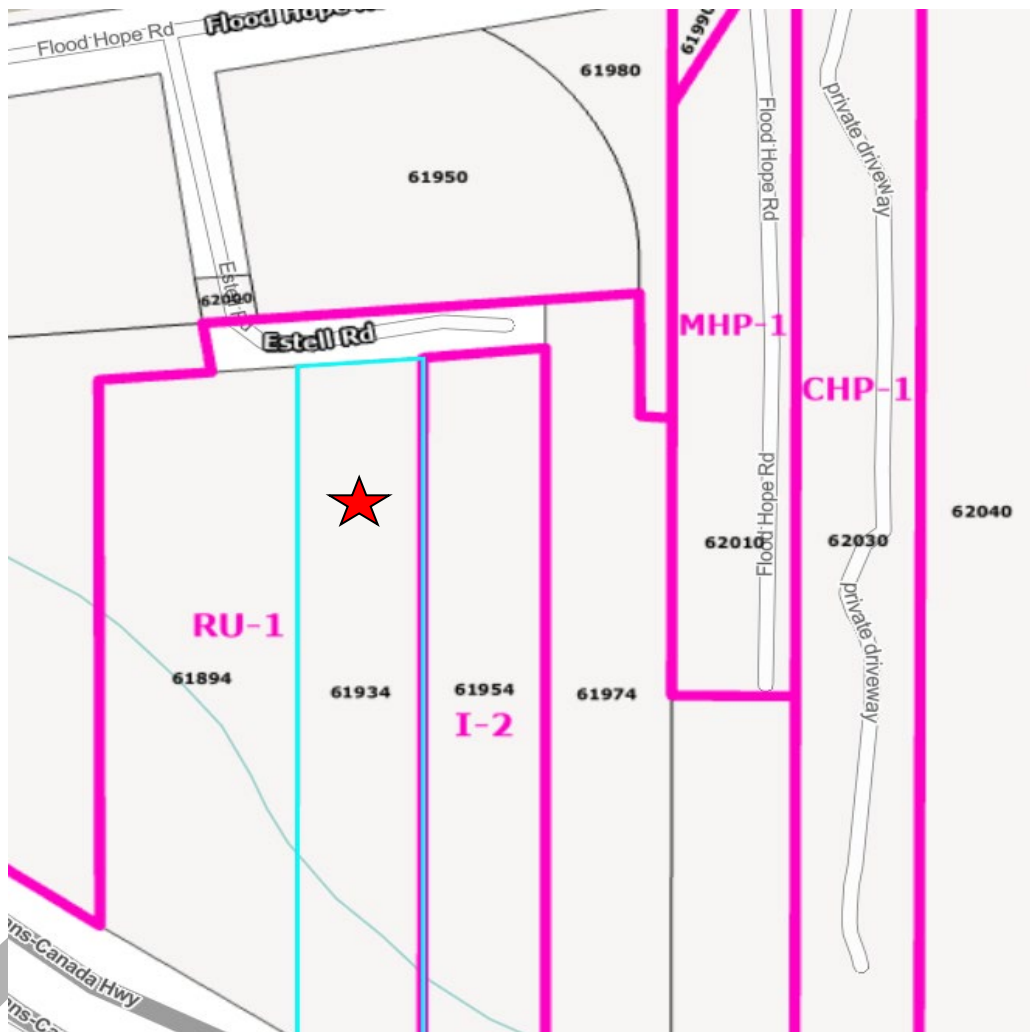
Adopted this XX day of XXXXX, XXXX.

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1592, 2024
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**DISTRICT OF HOPE
BYLAW NO. 1592
SCHEDULE "A"
ZONING AMENDMENT MAP**



SUBJECT PROPERTY:



REZONED FROM: RURAL (RU-1)

TO: LIGHT/SERVICE INDUSTRIAL (I-2)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1592, 2024"

Mayor

Director of Corporate Services



BYLAW NO. 1612

A bylaw to amend Fees and Charges Bylaw No. 1363, 2015

WHEREAS the Council of the District of Hope has determined to amend "*Fees and Charges Bylaw No. 1363, 2015*"; by amending the fees and charges for Water User Fees, Sewer User Fees and Solid Waste Collection and Disposal 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. 1612, 2025***".

ENACTMENT

2. That Schedule "I" – Water User Fees, attached to and forming part of "*Fees and Charges Bylaw No. 1363, 2015*", be **deleted** and **replaced** with Schedule "I" attached to and forming part of "*Fees and Charges Amendment Bylaw No. 1612, 2025*".
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. 1612, 2025*".
4. That Schedule "L" – Solid Waste Collection and Disposal Fees, attached to and forming part of "*Fees and Charges Bylaw No. 1363, 2015*", be **deleted** and **replaced** with Schedule "L" attached to and forming part of "*Fees and Charges Amendment Bylaw No. 1612, 2025*".

Read a first, second and third time this 27th day of October, 2025.

Third reading rescinded and read a third time, as amended, this 10th day of November, 2025.

Adopted this XX day of XXXXX, XXXX.

Mayor

Director of Corporate Services

Fees and Charges Amendment Bylaw No. 1612, 2025
SCHEDULE 'I' – Water User Fees

Water Rates		
1. <u>Unmetered Rates:</u> The following scale of monthly charges shall apply to all unmetered water users:	Monthly	Effective January 1, 2026
a) Residential dwelling units	\$27.71	29.79
b) General retail stores and offices	\$27.71	29.79
c) Fraternal halls, churches, church halls	\$27.71	29.79
d) Licenced premises, cinema, cafes and restaurants	\$35.10	37.74
e) Schools, per classroom	\$35.10	37.74
f) Beauty shop, barber, nursery, bakery	\$35.10	37.74
g) Stores and businesses with living quarters	\$55.42	59.59
h) Community art & recreation facilities and halls	\$46.18	49.65
i) Curling rink	\$46.18	49.65
j) Arena	\$156.94	168.75
k) Campgrounds, per site	\$0.92	0.99
l) Other uses where metering is required	\$27.71	29.79
2. <u>Metered Rates:</u> The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary):	Quarterly	
a) Minimum quarterly charge for up to 1101 cubic meters (m ³)	\$83.13	89.38
b) In excess of 1,101 cubic meters (m ³)	\$0.35/m ³	\$0.36/m³

Fees and Charges Amendment Bylaw No. 1612, 2025
SCHEDULE 'K' – Sewer User Fees

Sewer Rates		
1. <u>Unmetered Rates:</u> The following scale of monthly charges shall apply to all unmetered sewer users:	Monthly	Effective January 1, 2026
(a) Residential dwelling unit	33.64	34.58
(b) General retail stores and offices	35.72	36.72
(c) Fraternal halls, churches, church halls	33.64	34.58
(d) Licenced premises, cinema, cafes and restaurants	35.72	36.72
(e) Schools, per classroom	35.72	36.72
(f) Beauty shop, barber, nursery, bakery	48.28	49.63
(g) Stores and businesses with living quarters	69.35	71.29
(h) Community art & recreation facilities and halls	35.72	36.72
(i) Curling rink	59.81	61.48
(j) Arena	119.62	122.96
(k) Campgrounds, per site	3.21	3.30
(l) Church camp, including principle residence (private water system)	144.73	148.77
(m) Other uses where metering is required	35.72	36.72
2. <u>Metered Rates:</u>		
The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary)		
(a) Minimum quarterly charge for up to 1101 cubic meters (m ³)	102.99	105.87
(b) In excess of 1,101 cubic meters (m ³)	0.76	0.78

Fees and Charges Amendment Bylaw No. 1612, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees

Residential Solid Waste										Effective January 1, 2026		
Collection of each container of garbage, recycling, organics/green waste, and glass – per dwelling unit					\$396.00 per dwelling unit/year					\$408.00 per dwelling unit/year		
Additional Collection Cart – any stream (includes collection)					\$16.50/cart/month					\$16.80/cart/month		
Additional Glass Receptacle (includes collection)					\$3.25/month							
Service level change					\$36.00/per occurrence					\$38.00/per occurrence		
Bear Latch Replacement					\$60.00/latch							
Commercial Solid Waste												
Collection of each cart of garbage, recycling, organics/green waste					\$28/cart/month					\$29.00/cart/month		
Commercial Bag Service • Extra bag charge • Recycling - 5 standard blue bags or clear bags.					\$56.00 per month					\$58.00 per month		
					\$3.50 per bag					\$3.55 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	
Effective January 1, 2026												
\$56	\$57	2	\$79	\$81	\$95	\$97	\$142	\$146	\$290	\$297	\$433	\$444
\$68	\$70	3	\$90	\$92	\$121	\$124	\$200	\$205	\$401	\$411	\$601	\$616
\$79	\$81	4	\$100	\$103	\$142	\$146	\$248	\$254	\$496	\$508	\$744	\$763
\$100	\$103	6	\$116	\$119	\$200	\$205	\$359	\$368	\$723	\$741	\$1,076	\$1,103
\$127	\$130	8	\$158	\$162	\$237	\$243	\$443	\$454	\$886	\$908	\$1,329	\$1,362

Fees and Charges Amendment Bylaw No. 1612, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees (continued)

			FEES			Effective January 1, 2026							
6 Yd Garbage Compact Bin			\$264.00 per tip			\$268.00 per tip							
Note: Short Term 4 Yard Delivery \$79 Dump \$111 Removal \$79						Delivery \$81 Dump \$113 Removal \$81							
Short Term 6 Yard Delivery \$79 Dump \$137 Removal \$79						Delivery \$81 Dump \$140 Removal \$81							
27 yard self contained roll off compactor Haul \$211 Disposal \$153						Haul \$214 Disposal \$156							
* for all yard bins - maximum weight per bin is 75 kg per yard, per lift. Excess weight shall be charged at a rate of \$153 per MT (or 0.153 per KG) The service provider may meet with the commercial customer to increase service level or change container size, to mitigate future charges.						\$157 per MR (or .157 per kg).							
Recycle 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						
Effective January 1, 2026													
\$56	\$57	2	\$68	\$70	\$90	\$92	\$132	\$135	\$269	\$276	\$401	\$411	
\$68	\$70	3	\$79	\$81	\$106	\$109	\$158	\$162	\$317	\$325	\$475	\$487	
\$79	\$81	4	\$90	\$92	\$121	\$124	\$179	\$183	\$359	\$368	\$538	\$551	
\$90	\$92	6	\$106	\$109	\$158	\$162	\$248	\$254	\$496	\$508	\$744	\$763	
\$100	\$103	8	\$132	\$135	\$200	\$205	\$317	\$325	\$622	\$638	\$939	\$962	
Note: Any container contaminated will be dumped as garbage and charged as a garbage extra as per list													

Fees and Charges Amendment Bylaw No. 1612, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees (continued)

Additional Charges (Garbage & Recycle)	FEES	Effective January 1, 2026
Initial delivery of each front load	\$39.00	\$40.00
1 time delivery of each front load	\$39.00	\$40.00
Removal of each front load	\$39.00	\$40.00
Supply of lock	\$27.00	\$29.00
** for specialty bins (e.g. lock bars, etc.) additional one time charges will apply - lockbars including exchange of bins is \$260 + the cost of the lock. Lockbars only available for 3 and 4 yard bins.		
Roll Off's (includes delivery/removal/return/disposal)	FEES	Effective January 1, 2026
Flat Roll Off – 12 Yd	\$506.00	\$514.00
Flat Roll Off – 20 Yd	\$617.00	\$626.00
Flat Roll Off – 30 Yd	\$728.00	\$741.00
Flat Roll Off – 40 Yd	\$844.00	\$859.00
Rental monthly per container	\$280.00	\$285.00
* Maximum weight per container is as follows: 12 yard - max tonnage is 1 MT; 20 yard is 3MT; 30 yard is 3MT; 40 yard is 4MT. Any tonnage in excess of the noted maximums would be charged at \$153 per MT. This does not include compactor rates.		\$157 per MT (or .157 per kg).
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	

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 6, 2025

FILE: 4320-20

SUBMITTED BY: Director of Corporate Services

MEETING DATE: November 24, 2025

SUBJECT: Fraser Valley IMBL Amendment for Health Care Professionals

PURPOSE:

The purpose of this report is to amend the Fraser Valley Inter-Municipal Business Licence (IMBL) Bylaw to include health care professionals and services.

RECOMMENDATION:

Recommended Resolution:

THAT *Fraser Valley Inter-Municipal Business Licence Amendment Bylaw No. 1604, 2025* be read a first, second and third time this 24th day of November 2025.

ANALYSIS:

A. Rationale:

This report recommends adding health care professionals and services to the Fraser Valley IMBL program so that businesses providing in-home health care and related services can operate in the following communities with one licence:

City of Abbotsford	City of Langley
City of Chilliwack	Township of Langley
City of Delta	City of Maple Ridge
Village of Harrison Hot Springs	City of Mission
District of Hope	City of Pitt Meadows
District of Kent	City of Surrey

Under the program, the IMBL is purchased from a business' home municipality through a top-up fee on their municipal business licence.

If approved, these recommendations will reduce administrative and cost burdens for businesses providing in-home health care and related services in multiple municipalities.

Currently the Fraser Valley IMBL is open to trades and construction related businesses, and to businesses that repair and maintain land and buildings outside their home municipalities. Expanding the IMBL to include home health care professionals and services will contribute to greater regional coordination and

promotion of a welcoming business climate.

Changes to the Fraser Valley IMBL require approval from all participating municipalities. Staff from each participating municipality will be bringing the recommendations to their respective Councils for approval. Should the recommendations be approved by all participating municipalities, the Fraser Valley IMBL will be available to health care professionals and services businesses on January 1, 2026. The new business eligibility cannot be implemented unless all twelve Council's approve this amendment.

Health care professionals and services businesses will be notified of the new licence opportunity through the participating municipalities, either direct e/mail, social media channels and the municipality's website.

Stakeholder Feedback

The BC Care Providers Association were consulted and they provided support for the proposal to include businesses that provide in-home health care and related services in the Fraser Valley IMBL program. The reduced administrative and cost burdens will be welcome for businesses that already operate in two or more municipalities; may encourage and enable able businesses to expand their service areas; and can benefit clients who may see increased service options.

B. Attachments:

- List of Home Health Care Services provided in the home (this is not an exhaustive list).
- *Fraser Valley Inter-Municipal Business Licence Amendment Bylaw No. 1604, 2025*

Prepared by:

Approved for submission to Council:

Original Signed by Donna Bellingham

Donna Bellingham
Director of Corporate Services

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

Fraser Valley IML
Home Health Care Services Provided in the Home

Acupuncturist	Art Therapist	Audiologist
Chiropodist	Chiropractor	Companion Care/Caregiver
Counselling	Dance Therapist	Dental Hygienist
Dentist	Denturist	First Aid Service
Footcare	Health Services - Fitness	Health Services (Other)
Herbalist	Home Care	Home Support Workers
Horticultural Therapy	Hypnotist	Industrial Hearing
Interdisciplinary Rehabilitation (this can cover areas not specifically included above)	Kinesiology	Massage Therapist
Midwife	Mobile Dental Clinics	Mobile Foot Care
Mobile Health Care	Mobile Hearing Clinics	Naturopath
Naturopathic Doctor	Naturopathic Physician	Neuro Feedback
Nursing Services	Nutrition Support	Occupational Therapist
Optician	Optometrist	Osteopath
Oxygen Equipment Delivery	Pharmaceutical Evaluation	Physical Therapist
Physician	Physio Therapist	Podiatrist
Psychiatrist	Recreational Therapy	Reflexology
Registered Massage Therapist	Registered Nurse	Rehabilitation Services
Respiratory Therapy	Safety & Mobility Home Health Equipment Sales & Installation	Sample Collection

Seniors Driving Services	Social Worker	Somatic Trauma Therapy
Speech & Hearing Health	Speech Pathologist	Speech Therapist
Traditional Chinese Medicine Practitioner	Unclassified Health Services	Wellness Testing



BYLAW NO. 1604

A bylaw to amend Fraser Valley Inter-Municipal Business Licence Bylaw 1569

WHEREAS Fraser Valley municipalities have entered into an agreement with one another to permit certain categories of businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the local governments have adopted a Fraser Valley Inter-Municipal Business Licence Bylaw;

NOW THEREFORE, the Municipal Council of the District of Hope, in Open Meeting Assembled, enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as ***“Fraser Valley Inter-Municipal Business Licence Amendment Bylaw No. 1604, 2025”***.

ENACTMENT

2. That the definition for **“Mobile Business”**, in section 3, be amended to read:

“means a trades contractor or other professional related to the construction industry or a contractor that performs maintenance and/or repair of land and buildings **or a health care professional or a health care service provider who only provides services by visiting clients in their homes** from outside of the Participating Municipalities in which the Premises are located”.

READ A FIRST, SECOND & THIRD TIME this XXX day of XXXXXX, 2025.

ADOPTED this XXX day of XXXXXX, 2025.

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 14, 2025

FILE: LDP 18/25 – OCP/ZON
Bylaws 1609 and 1610

SUBMITTED BY: Christian Parr, Planner III

MEETING DATE: November 24, 2025

SUBJECT: OCP and Zoning Amendment – 62870 Flood Hope Road

PURPOSE:

To obtain third reading for bylaws to redesignate and rezone 62870 Flood Hope Road to facilitate the establishment of a truck staging area on a portion of the subject property.

RECOMMENDATION:

THAT Council give third reading to *District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025*, to change the Official Community Plan land use designation from Highway Commercial to Light Industrial for the property at 62870 Flood Hope Road.

RECOMMENDATION 2:

THAT Council give third reading to *District of Hope Zoning Amendment Bylaw No. 1610, 2025*, to change the zoning from Rural (RU-1) to Light/Service Industrial (I-2) for the property at 62870 Flood Hope Road.

BACKGROUND:

Address	62870 Flood Hope Road
PID	018-249-663
Legal Description	Lot 1 District Lot 53 and of Section 6 Township 5 Range 26 West of the 6 th Meridian Yale Division Yale District Plan KAP49703
Property Owner / Agent	Gord Liske G and M Developments Ltd.
Lot Size	4.4 ha (10.9 acres)
Current OCP Designation	Highway Commercial
Proposed OCP Designation	Light Service Industry
Current Zoning	Rural (RU-1)
Proposed Zoning	Light/Service Industrial (I-2)

Development Permit Areas	Flood & Erosion Hazards Rail & Highway Service Corridor
Surrounding Uses	North: CN Railroad and Airport
	South: Trans-Canada Highway
	East: My Garage (zoned Highway Commercial (C-2))
	West: Mobile Home Parks (zoned MHP)

Site Description and Neighbourhood Character

The subject property is a large flat mostly vacant lot. Approximately half of the property had been graded and paved with gravel during the site's use as a staging area for materials related to the Trans-Mountain Pipeline expansion.

The subject property is part of the Flood Hope corridor that has seen several light industrial rezonings recently including 63170 Flood Hope Road (2018), 63010 Flood Hope Road (2024) and 63040 Flood Hope Road (2024).

ANALYSIS:

Staff Review

Staff reviewed the requested OCP and Zoning amendments against current OCP policies for light industrial uses and the Flood Hope corridor and determined that the proposed amendments align with the following OCP policies:

- Industrial Lands Policy No. 4.3.1 which encourages light industrial development along the portion of Flood Hope Road west of Highway 1.
- Industrial Lands Policy 4.2.1 which notes District support for a comprehensive range of light industrial facilities that serve the needs of the commercial transportation industry along provincial highways.

Staff have also reviewed the proposed developments alignment with the following OCP goals for industrial areas:

- Clean, attractive, and well-maintained.
- Contribute to the local economy.
- Effectively separated or buffered from adjacent land uses.
- Minimum negative impacts on the natural environment and human health.
- Compatible with the tourism experience.

Staff's review found that the proposed use of the property has met the following goals:

- Clean, attractive, and well-maintained.

A new chain link fencing is proposed to be erected around the portion of the property used by Q-Line. The fence will be six feet tall except for the portion of the fence facing the mobile home parks to the west which will be eight feet tall and feature privacy slats.

As per part 7.6.1 of the Zoning Bylaw, all landscaping, screening and fencing shall be maintained in good condition.

- Contribute to the local economy.

The proposed use will add another business to the District and industrial zoned land contributes to the District's tax base.

- Effectively separated or buffered from adjacent land uses.

The Zoning Bylaw's landscaping, screening and fencing regulations require industrial buildings and outdoor storage be screened from residential and commercial zones by a solid, view obstructing fence or screen not less than 1.8 m in height and not less than 2.5 m in height. A minimum of 5% of the subject property is to be landscaped.

The I-2 zone also requires a minimum 7.5 m setback for buildings or structures along property boundaries shared with residential zoned lots. This means that the lot line shared with the neighbouring mobile home parks to the west has a minimum setback of 7.5 m more than double the standard 3.0 m.

While this current proposal does not feature any buildings or structures near the west property line future land uses may be closer. In addition to the Zoning regulations, activities in the I-2 zone are to be carried out in accordance with the District of Hope Good Neighbour Bylaw.

- Minimum negative impacts on the natural environment and human health.

The proposed development area will not exceed space already graded and gravelled for use by Trans-Mountain.

- Compatible with the tourism experience.

While the site is visible from the highway it is not in a tourist centric part of the District and unlikely to negatively impact the District's tourist appeal.

Future light industrial developments on the site will be required to meet Rail and Highway Corridor Form and Character Development Permit Area guidelines which help ensure that development is high quality and attractive.

Consultation Strategy

Notice of the public hearing was mailed to all property owners within 50 m of the subject property on November 12, 2025 as well as hand delivered on November 13, 2025 to all mobile home residents at the two neighbouring mobile home parks.

One public hearing notice was published in the November 14, 2025, edition of the Hope Standard, and three notices were posted on the District social media accounts on November 7, 14 and 21, 2025 providing information on the date time and purpose of the public hearing.

The Directors of Operations and Financial Services have no concern with the proposed amendments.

Staff Recommendation

The property is adjacent to two mobile home parks. Council should consider community feedback for the proposed amendment Bylaws. In consideration of the OCP policies and goals for light industrial development in the District, staff recommend Council consider granting Bylaws 1609 and 1610 third reading.

Budget Implications

The applicant has paid all OCP and Zoning application fees.

Attachments:

1. Schedule A – Location Map
2. Schedule B – Site Plan
3. District of Hope Official Community Plan Amendment Bylaw No. 1609
4. District of Hope Zoning Amendment Bylaw No. 1610

Reviewed by:

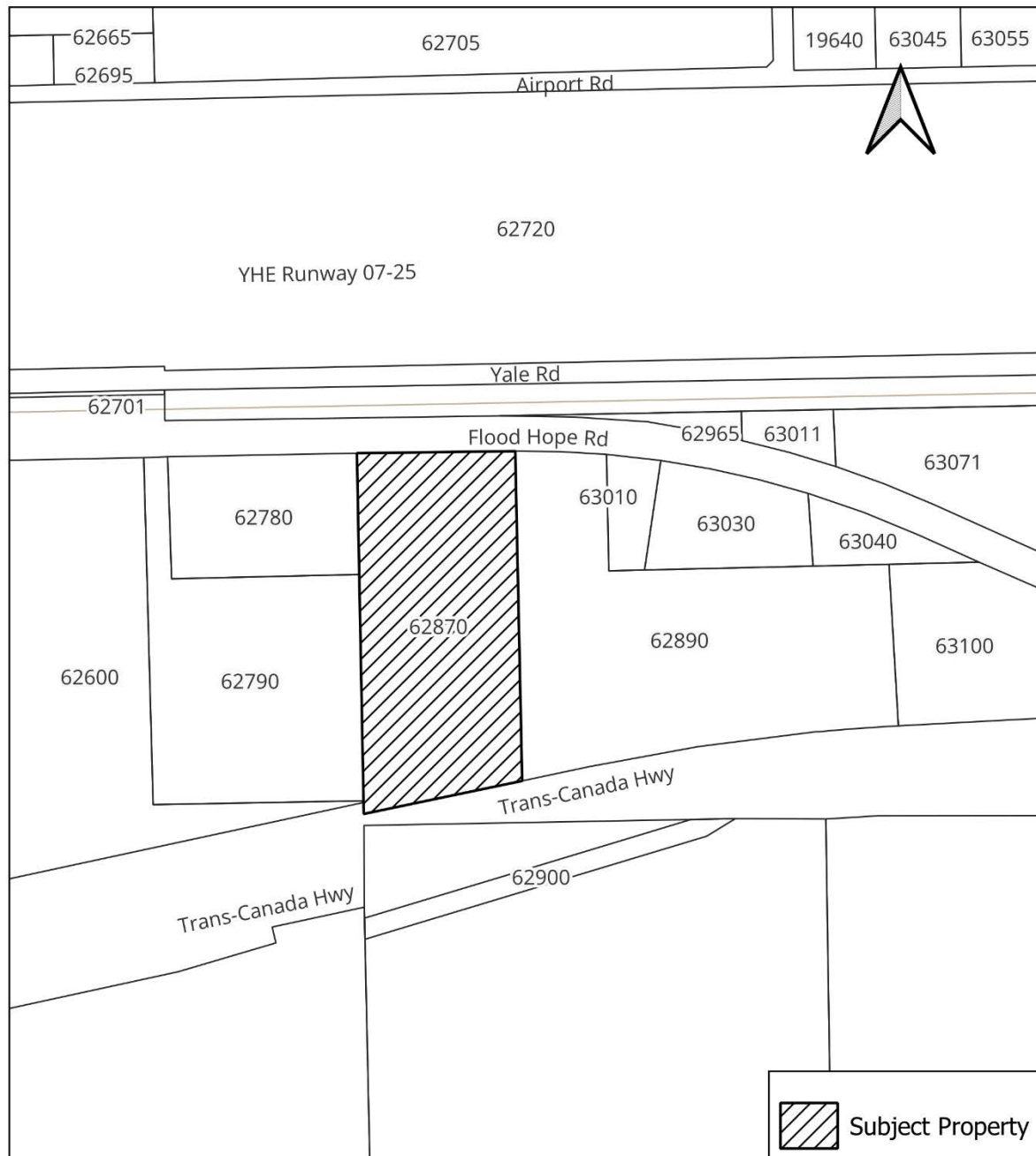
Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

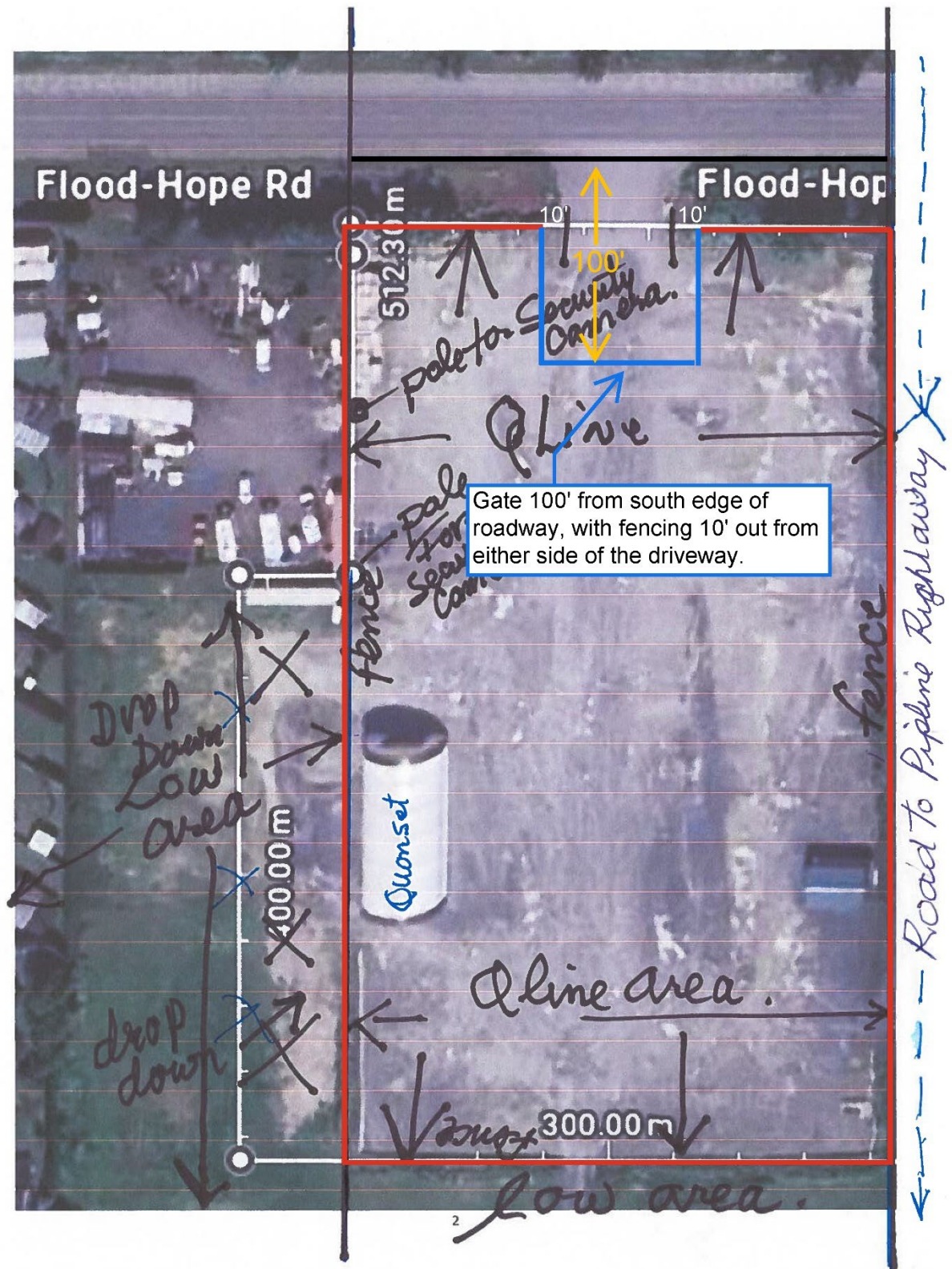
Original Signed by John Fortoloczky
Chief Administrative Officer

Schedule A – Location Map

Location Map



Schedule B – Site Plan



DISTRICT OF HOPE
BYLAW NO. 1609

A Bylaw to amend the District of Hope Official Community Plan 1378, 2016

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

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw 1378, 2016 by redesignating a certain parcel of land;

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

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025***”.

ENACTMENT

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

Lot 1 District Lot 53 and of Section 6 Township 5 Range 26 West of the 6th
Meridian Yale Division Yale District Plan KAP49703
PID: 018-249-663

with the civic address of 62870 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby redesignated from Highway Commercial to Light Industrial and the OCP Map 2 of the District of Hope, Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this change.

Read a first and second time this 14th day of October, 2025

Public Hearing was held this XX day of XXXXX

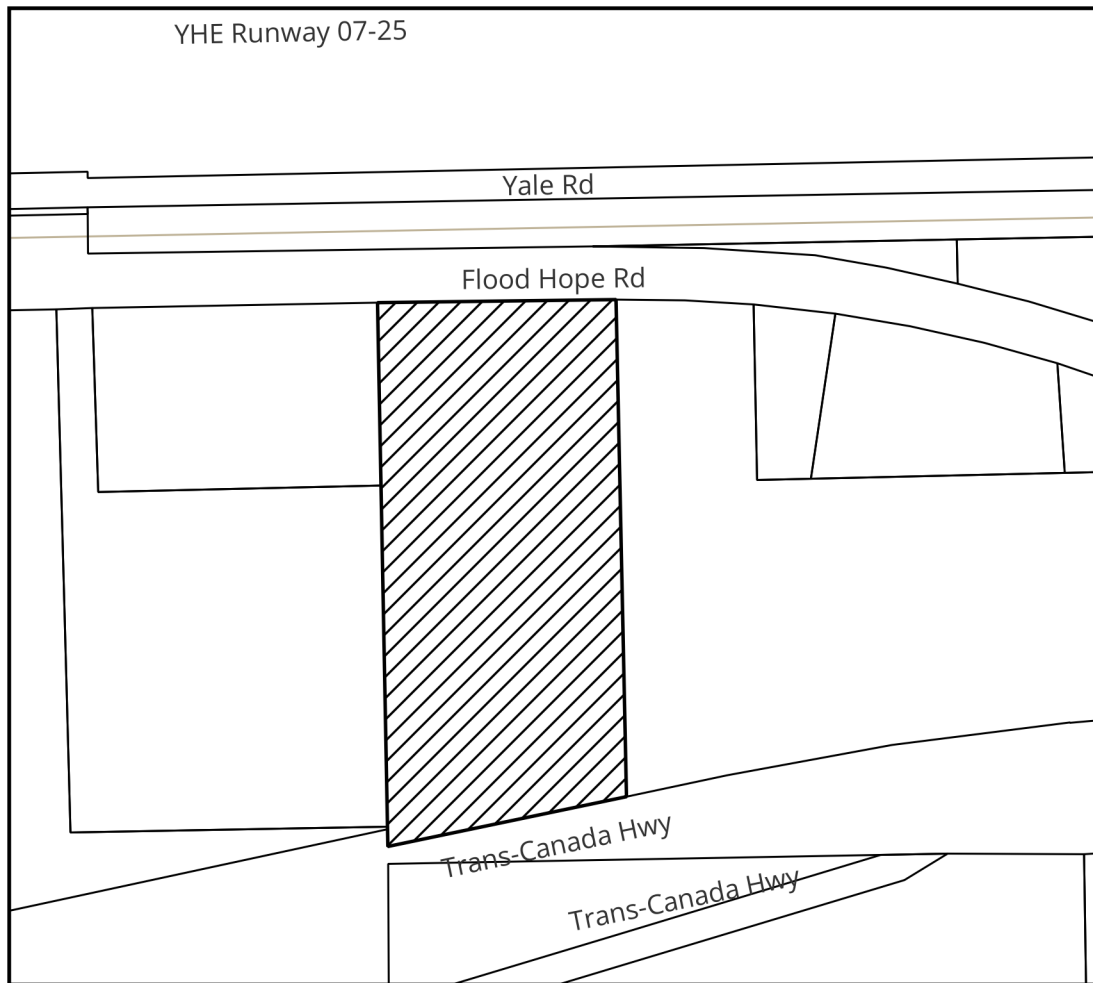
Read a third time this XX day of XXXXX

Adopted this XX day of XXXXX

Mayor

Director of Corporate Services

**DISTRICT OF HOPE
BYLAW NO. 1609
SCHEDULE "A"
OCP Amendment Map**



 FROM: HIGHWAY COMMERCIAL
TO: LIGHT INDUSTRIAL

This is Schedule "A" attached to and forming part of the "***District of Hope Official Community Plan Amendment Bylaw No. 1609, 2025***"

Mayor

Director of Corporate Services



DISTRICT OF HOPE

BYLAW NO. 1610

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

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

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

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

CITATION

1. This Bylaw may be cited for all purposes as the “***District of Hope Official Community Plan Amendment Bylaw No. 1610, 2025***”.

ENACTMENT

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

Lot 1 District Lot 53 and of Section 6 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan KAP49703
PID: 018-249-663

with the civic address of 62870 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby rezoned from Rural (RU-1) to Light/Service Industrial (I-2) and Schedule B “Zoning Map” of District of Hope Zoning Bylaw No. 1324, 2012 is hereby amended to reflect this change.

Read a first and second time this 14th day of October, 2025

Public Hearing was held this XX day of XXXXX

Read a third time this XX day of XXXXX

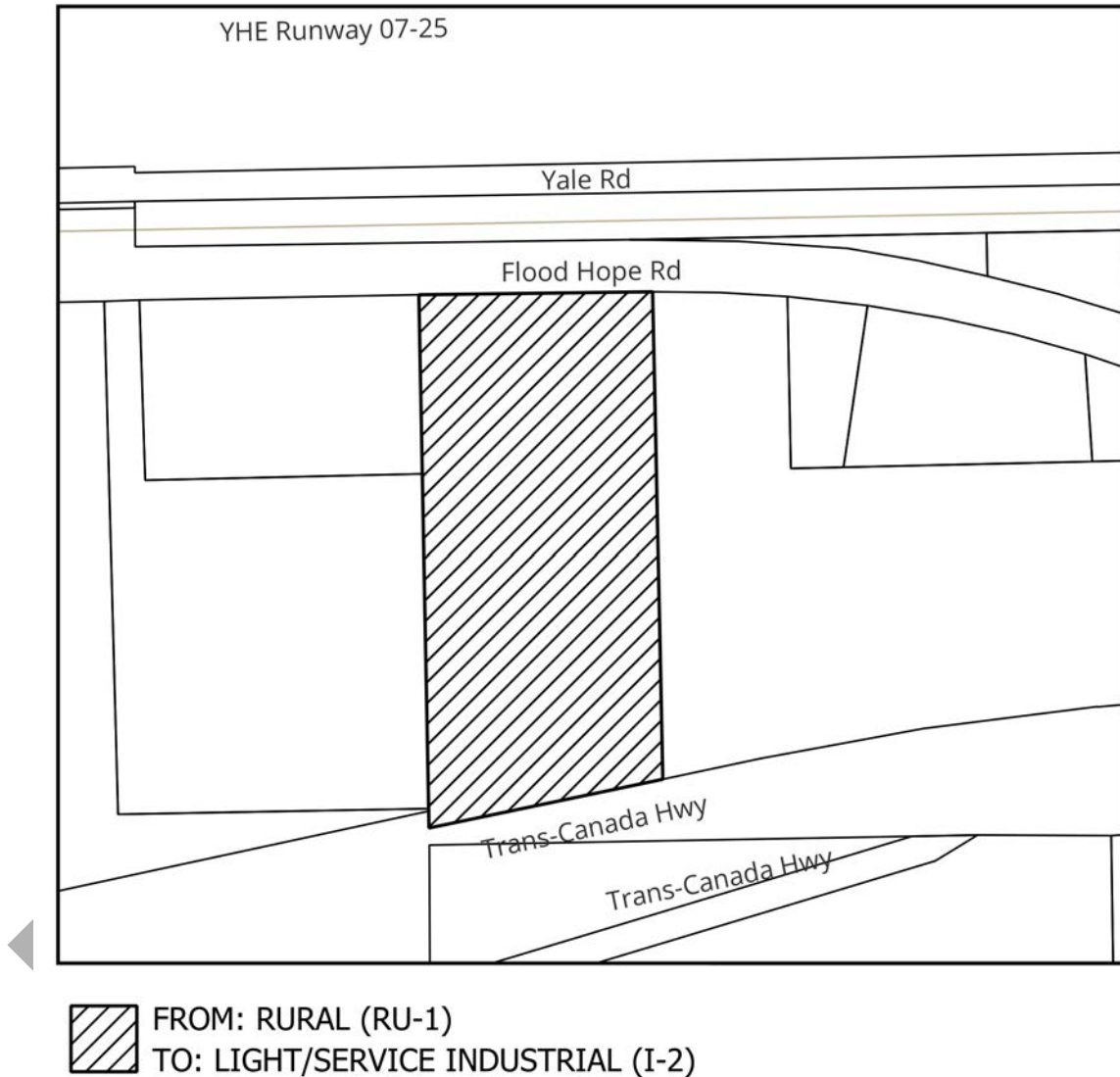
Received Ministry of Transportation and Transit approval this XX day of XXXXX

Adopted this XX day of XXXXX

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1610
SCHEDULE "A"
Zoning Amendment Map



This is Schedule "A" attached to and forming part of the "***District of Hope Zoning Amendment Bylaw No. 1610, 2025***"

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 19, 2025

FILE: 1810-20

SUBMITTED BY: Mike Olson, Director of Finance

MEETING DATE: November 24, 2025

SUBJECT: Fees and charges amendment

PURPOSE:

The purpose of this report is to provide a review of the transfer station and cemetery fees for 2026 and amend the fees in the attached schedules Schedule H – Cemetery Fees and Legacy Program Fees and Schedule L – Solid Waste Collection and Disposal Fees as recommended.

RECOMMENDATION:

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1615, 2025* be read first, second and third time this 24th day of November 2025.

ANALYSIS:

Cemetery fees

The District of Hope last revised the cemetery fees and charges in 2021. Since 2021, the overall inflationary increase is 16% since the revised costs.

Cemetery fees related to the following have doubled in cost:

- Grave spaces
- Columbarium
- Care fund
- Services – in ground interments
- Services – Columbarium interments
- Services other
- Services exhumation

The fees are respective of all costs related to the process. When reviewing costs compared to other communities, the District fees related to these items are still lower than surrounding communities, and other communities.

Within the previous fees and charges model, the District has applied a separate rate for non-residents that is higher than the residents of Hope rate for cemetery fees. The logic for this difference in cost is to ensure that residents have a lower cost for cemetery costs in their own home community. When reviewing the fees for cemetery, the fees for the

District of Hope are still approximately a third less than the City of Abbotsford's current rates. The fees for cemeteries increase for communities adjacent to Vancouver.

When reviewing this model, it was noted that the fees and charges for non-residents has provided a discounted level in comparison to other community's cemetery fees. As a result, the District has received numerous inquiries from non-residents related to cemetery fees. In reviewing communities with non-resident fees for cemeteries, the costs are substantially higher for non-residents. As a result, the District of Hope has applied a multiplier of three times the residential fees to have comparative costs.

When reviewing costs of other communities, their non resident rates range from 100% (Abbotsford) to 635% (Squamish) of the resident rate for an adult burial. Abbotsford's non-resident rate applies to former residents. With this type of range, the District of Hope believes that the rate differential for non-residents being three times the resident cemetery fees is a reasonable difference.

For the memorial benches and tables, the District reviewed the cost of the benches. Over the past four years, the cost of the benches and tables has substantially increased in comparison to the overall inflation. The costs for the benches include the entire cost, including installation.

Transfer station fees

Transfer station fees are being adjusted to reflect the costs of the service. The fees and charges have been consistent since 2016. The resulting cost increase for transfer station services is on average a 15% increase in costs. In comparison to other communities close to us, our costs are

	Proposed increase	Chilliwack - Bailey	Chilliwack - Parr Rd	Mission
Minimum Fee for all Waste Categories	12.50	7.50	7.50	12.00
Sorted Refuse	130.00	130.00		145.00
Unsorted Refuse	200.00			225.00
Green Waste (trees, stumps, branches &	85.00		88.00	85.00
Clean Construction Wood Waste	115.00		124.00	
Drywall (with paperwork)	165.00	177.00		200.00
Tires (No Rims) maximum 20 inch	25.00	Based on weight		7.50
Mattresses, Box Springs	25.00	Based on weight		12.50
Commercial Refuse Roll-off Containers	200.00			

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. 1615

A bylaw to amend Fees and Charges Bylaw No. 1363, 2015

WHEREAS the Council of the District of Hope has determined to amend "*Fees and Charges Bylaw No. 1363, 2015*"; by amending the fees and charges for Cemetery Fees and Legacy Program Fees and Solid Waste Collection and Disposal 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. 1615, 2025***".

ENACTMENT

2. That Schedule "H" – Cemetery Fees and Legacy Program Fees, attached to and forming part of "*Fees and Charges Bylaw No. 1363, 2015*", be **deleted** and **replaced** with Schedule "I" attached to and forming part of "*Fees and Charges Amendment Bylaw No. 1615, 2025*".
3. That Schedule "L" – Solid Waste Collection and Disposal Fees, attached to and forming part of "*Fees and Charges Bylaw No. 1363, 2015*", be **deleted** and **replaced** with Schedule "L" attached to and forming part of "*Fees and Charges Amendment Bylaw No. 1615, 2025*".

Read a first, second and third time this XX day of XXXXX, 2025.

Adopted this XX day of XXXXX, 2025.

Mayor

Director of Corporate Services

Fees and Charges Amendment Bylaw No. 1615, 2025
SCHEDULE 'H' – Cemetery Fees and Legacy Program Fees

				Effective January 1, 2026	
		Resident	Non-Res	Resident	Non resident
GRAVE SPACE	Adult	\$660	\$1000	\$1,320	\$3,300
	Child	\$525	\$800	\$1,050	\$2,630
	Infant	\$340	\$515	\$680	\$1,700
	Cremated Remains	\$340	\$515	\$680	\$1,700
COLUMBARIUM #1	First Level (top)	\$550	\$650	\$1,100	\$2,750
	Second Level	\$525	\$625	\$1,050	\$2,630
	Third Level	\$500	\$600	\$1,000	\$2,500
	Fourth Level	\$475	\$575	\$950	\$2,380
	Fifth Level (bottom)	\$450	\$550	\$900	\$2,250
COLUMBARIUM #2	First Level (top)	\$600	\$700	\$1,200	\$3,000
	Second Level	\$575	\$675	\$1,150	\$2,880
	Third Level	\$550	\$650	\$1,100	\$2,750
	Fourth Level	\$525	\$625	\$1,050	\$2,630
	Fifth Level (bottom)	\$500	\$600	\$1,000	\$2,500
CARE FUND	Adult	\$210	\$275	\$420	\$1,050
	Child	\$175	\$225	\$350	\$880
	Infant	\$135	\$200	\$270	\$680
	Cremated Remains	\$150	\$200	\$300	\$750
SERVICES In-ground interments	Opening/Closing – Adult	\$925		\$1,850	
	Opening/Closing – Child	\$750		\$1,500	
	Opening/Closing – Infant	\$615		\$1,230	
	Opening/Closing – Crem. Remains	\$460		\$920	
	Install Memorial Marker – Single	\$160		\$320	
	Install Memorial Marker – Double	\$170		\$340	
	Reset for Memorial Markers	\$100		\$200	
	Install Memorial Marker – Care Fund	\$ 55		\$110	

Fees and Charges Amendment Bylaw No. 1615, 2025
SCHEDULE 'H' – Cemetery Fees and Legacy Program Fees (continued)

				Effective January 1, 2026	
		Resident	Non resident	Resident	Non resident
	Supply & Install Flower Vase	\$ 50		\$100	
SERVICES Columbarium Interments	Opening and Closing – Niche	\$125		\$250	
	Install Plaque	\$ 50		\$100	
	Reset for Plaque	\$ 30		\$60	
	Install Plaque – Care Fund	\$ 40		\$80	
SERVICES Other	Deeper Depth (Double)	\$630		\$1,260	
	Burials Weekends or Statutory Holidays	1.5 times interment rate		2 times interment rate	
	Transfer of Licence	\$135		\$270	
	Grave Liner (concrete) – Adult	\$830		\$1,000	
	Grave Liner (fiberglass) - Adult	\$370		\$525	
	Grave Liner – Child	\$400		\$575	
	Grave Liner – Cremated Remains	\$ 80		\$160	
SERVICES Exhumation	Opening/closing – Adult	\$925		\$1,850	
	Opening/closing – Child	\$620		\$1,240	
	Opening/closing – Infant	\$520		\$1,040	
	Opening/closing – Crem. Remains	\$460		\$920	
	Opening/closing – Niche	\$120		\$240	
		Fees		Effective January 1, 2026	
LEGACY MEMORIALS	Park Bench – Standard	\$1050			
	Park Bench – Optional	\$1400		\$2,700	
	Park Bench – Custom	\$2000		\$3,250	
	Garden Bench	\$1100		\$2,250	
	Picnic Table – Standard	\$2000		\$2,750	
	Picnic Table - Optional	\$2200		\$3,250	
	Concrete Pad for Benches	\$ 400		\$500	
	Concrete Pad for Tables	\$ 500		\$600	

Fees and Charges Amendment Bylaw No. 1615, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees

Residential Solid Waste										Effective January 1, 2026		
Collection of each container of garbage, recycling, organics/green waste, and glass – per dwelling unit					\$396.00 per dwelling unit/year					\$408.00 per dwelling unit/year		
Additional Collection Cart – any stream (includes collection)					\$16.50/cart/month					\$16.80/cart/month		
Additional Glass Receptacle (includes collection)					\$3.25/month							
Service level change					\$36.00/per occurrence					\$38.00/per occurrence		
Bear Latch Replacement					\$60.00/latch							
Commercial Solid Waste												
Collection of each cart of garbage, recycling, organics/green waste					\$28/cart/month					\$29.00/cart/month		
Commercial Bag Service • Extra bag charge • Recycling - 5 standard blue bags or clear bags.					\$56.00 per month					\$58.00 per month		
					\$3.50 per bag					\$3.55 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	
Effective January 1, 2026												
\$56	\$57	2	\$79	\$81	\$95	\$97	\$142	\$146	\$290	\$297	\$433	\$444
\$68	\$70	3	\$90	\$92	\$121	\$124	\$200	\$205	\$401	\$411	\$601	\$616
\$79	\$81	4	\$100	\$103	\$142	\$146	\$248	\$254	\$496	\$508	\$744	\$763
\$100	\$103	6	\$116	\$119	\$200	\$205	\$359	\$368	\$723	\$741	\$1,076	\$1,103
\$127	\$130	8	\$158	\$162	\$237	\$243	\$443	\$454	\$886	\$908	\$1,329	\$1,362

Fees and Charges Amendment Bylaw No. 1615, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees (continued)

		FEES		Effective January 1, 2026								
6 Yd Garbage Compact Bin			\$264.00 per tip		\$268.00 per tip							
Note: Short Term 4 Yard Delivery \$79 Dump \$111 Removal \$79					Delivery \$81 Dump \$113 Removal \$81							
Short Term 6 Yard Delivery \$79 Dump \$137 Removal \$79					Delivery \$81 Dump \$140 Removal \$81							
27 yard self contained roll off compactor Haul \$211 Disposal \$153					Haul \$214 Disposal \$156							
* for all yard bins - maximum weight per bin is 75 kg per yard, per lift. Excess weight shall be charged at a rate of \$153 per MT (or 0.153 per KG) The service provider may meet with the commercial customer to increase service level or change container size, to mitigate future charges.					\$157 per MR (or .157 per kg).							
Recycle 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					
Effective January 1, 2026												
\$56	\$57	2	\$68	\$70	\$90	\$92	\$132	\$135	\$269	\$276	\$401	\$411
\$68	\$70	3	\$79	\$81	\$106	\$109	\$158	\$162	\$317	\$325	\$475	\$487
\$79	\$81	4	\$90	\$92	\$121	\$124	\$179	\$183	\$359	\$368	\$538	\$551
\$90	\$92	6	\$106	\$109	\$158	\$162	\$248	\$254	\$496	\$508	\$744	\$763
\$100	\$103	8	\$132	\$135	\$200	\$205	\$317	\$325	\$622	\$638	\$939	\$962
Note: Any container contaminated will be dumped as garbage and charged as a garbage extra as per list												

Fees and Charges Amendment Bylaw No. 1615, 2025
SCHEDULE 'L' – Solid Waste Collection and Disposal Fees (continued)

Additional Charges (Garbage & Recycle)	FEES	Effective January 1, 2026
Initial delivery of each front load	\$39.00	\$40.00
1 time delivery of each front load	\$39.00	\$40.00
Removal of each front load	\$39.00	\$40.00
Supply of lock	\$27.00	\$29.00
** for specialty bins (e.g. lock bars, etc.,) additional one time charges will apply - lockbars including exchange of bins is \$260 + the cost of the lock. Lockbars only available for 3 and 4 yard bins.		
Roll Off's (includes delivery/removal/return/disposal)	FEES	Effective January 1, 2026
Flat Roll Off – 12 Yd	\$506.00	\$514.00
Flat Roll Off – 20 Yd	\$617.00	\$626.00
Flat Roll Off – 30 Yd	\$728.00	\$741.00
Flat Roll Off – 40 Yd	\$844.00	\$859.00
Rental monthly per container	\$280.00	\$285.00
* Maximum weight per container is as follows: 12 yard - max tonnage is 1 MT; 20 yard is 3MT; 30 yard is 3MT; 40 yard is 4MT. Any tonnage in excess of the noted maximums would be charged at \$153 per MT. This does not include compactor rates.		\$157 per MT (or .157 per kg).
Transfer Station – Self Haul:	FEES	Effective January 1, 2026
Minimum Fee for all Waste Categories	\$10.00	12.50
Sorted Refuse	\$115.00/1,000 Kg	\$130/1,000 kg
Unsorted Refuse	\$175.00/1,000 Kg	\$200/1,000 kg
Green Waste (trees, stumps, branches & brush only) Not Bagged	\$75.00/1,000 Kg	\$85/1,000 kg
Clean Construction Wood Waste	\$100.00/1,000 Kg	\$115/1,000 kg
Drywall (with paperwork)	\$145.00/1,000 Kg	\$165/1,000 kg
Tires (No Rims) maximum 20 inch	\$20.00/tire	\$25/1,000 kg
Mattresses, Box Springs	\$20.00 each	\$25/1,000 kg
Commercial Refuse Roll-off Containers	\$175.00/1,000kg	\$200/1,000 kg



BYLAW NO. 1616

A bylaw to adopt the Financial Plan for the years 2026 - 2030

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

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

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

1. Citation:

This bylaw may be cited for all purposes as the “**District of Hope 2026 – 2030 Financial Plan Bylaw No. 1616, 2025**”.

2. Objectives and Policies:

- Schedule “A”, attached to and forming part of this bylaw, sets out the objectives and policies for the period January 1, 2026 to December 31, 2030.
- Schedule “B”, attached to and forming part of this bylaw, outlines the Financial Plan for 2026 to 2030.

Read a first, second, and third time this XX day of XXXXX, 2025.

Public consultation held on the XX day of XXXXX, 2025.

Adopted this XX day of XXXXX, 2025.

Mayor

Director of Corporate Services

Schedule “A”

Statement of Objectives and Policies

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

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

Over the five-year period of the financial plan, the taxation requirement is estimated to increase annually by a growth factor of (4 - 16%) which covers increases in cost-of-living expenses and increases to contributions to reserves.

The current financial plan provides for \$11,038,200 to be generated from District of Hope property tax base for General Government, Infrastructure Reserve and Policing purposes.

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

Revenue Objective

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

Surplus Funds

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

Use of Surplus Funds

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

Debt Objective

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

Reserve Funds

Reserve funds shall be set aside to:

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

Proportion of Taxes Allocated to Classes

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

	General Taxes	Infrastructure Levy	Policing	Total	Multiplier	Percentage of tax revenue
Residential	3,959,400	295,500	1,958,200	6,213,100	1.00	56.3%
Utilities	1,693,500	126,400	837,600	2,657,500	13.35	24.1%
Supportive housing	0	0	0	0	0.00	0.0%
Major Industry	0	0	0	0	2.36	0.0%
Light Industry	85,300	6,400	42,200	133,900	2.36	1.2%
Commercial	1,272,300	95,000	629,200	1,996,500	1.73	18.1%
Recreational	20,700	1,500	10,300	32,500	1.63	0.3%
Farm	3,000	200	1,500	4,700	5.14	0.0%
Total	7,034,200	525,000	3,479,000	11,038,200		100.0%

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

Permissive Tax Exemptions

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

Revitalization Tax Exemption

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

Development Cost Charges

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

Schedule B
District of Hope 2026 – 2030 Financial Plan Bylaw No. 1616, 2025

	2026	2027	2028	2029	2030
Revenues					
Property Taxes	11,038,200	11,910,500	12,132,100	12,710,100	13,205,700
Parcel Taxes	275,100	275,100	275,100	275,100	293,100
Payments in Lieu of Taxes	215,000	221,500	228,200	235,100	166,600
1 % Revenue Taxes	145,000	149,400	153,900	158,500	160,800
Penalties and Interest on Taxes	191,000	196,700	202,500	208,500	172,900
Sale of Goods and Services	5,148,000	5,229,200	5,406,200	5,533,200	5,157,600
Investment Income	1,310,000	1,347,500	1,386,100	1,425,900	1,497,400
Rents and Leases	36,000	36,000	36,000	36,000	44,500
Revenues from Own Sources	92,000	94,800	97,700	100,700	210,400
Transfers from Other Governments	2,074,100	1,845,900	1,828,000	1,670,600	2,027,400
Total Revenues	20,524,400	21,306,600	21,745,800	22,353,700	22,936,400
Expenditures					
General Government	2,564,675	2,705,200	2,795,100	2,858,500	2,976,000
Community Services	274,750	281,000	286,800	292,000	297,400
Protective Services	5,144,100	5,488,200	5,616,700	5,768,700	5,927,100
Public Works	1,666,750	1,660,200	1,713,100	1,762,700	1,812,500
Transportation Services	1,468,100	1,518,100	1,566,700	1,613,700	1,659,900
Flood Protection Services	25,500	26,300	27,100	27,900	28,700
Community Development	1,154,800	1,042,200	1,070,100	1,095,300	1,121,000
Sewer System	928,150	958,600	985,300	1,012,600	1,040,700
Water System	662,950	671,950	691,100	710,750	730,900
Environmental and Public Health	2,230,700	2,298,200	2,367,500	2,438,400	2,505,600
Parks, Recreation and Culture	1,387,650	1,416,900	1,382,200	1,496,500	1,460,000
Debt financing	127,800	127,800	127,800	127,800	127,800
Amortization of ARO	37,000	38,900	40,800	42,800	44,900
Amortization of Tangible Capital Assets	2,386,700	2,625,400	2,887,900	3,176,700	3,494,400
Total Expenditures	20,059,625	20,858,950	21,558,200	22,424,350	23,226,900
Surplus (Deficit)	464,775	447,650	187,600	(70,650)	(290,500)
Capital, Debt and Reserve Transfers					
Repayment of Debt	(202,300)	(202,300)	(202,300)	(202,300)	(202,300)
Transfers to Reserves and Surplus	(1,416,000)	(1,416,000)	(1,570,500)	(1,600,600)	(1,629,200)
Transfers from Reserves and Surplus	0	0	0	0	0
Equity in tangible capital assets	1,153,525	1,170,650	1,585,200	1,873,550	2,122,000
Surplus (Deficit) plus Capital, Debt and Reserve Transfers	0	0	0	0	0
Capital Programs					
Capital Program	(6,863,500)	(7,750,000)	(7,710,000)	(4,405,000)	(25,110,000)
Current Revenue	555,000	400,000	500,000	500,000	1,000,000
Accumulated Surplus	0	235,000	185,000	272,500	2,300,000
Government Grants	2,750,500	2,265,000	2,500,000	2,500,000	17,900,000
Other Grants	100,000	0	0	0	0
Reserves used for capital financing	1,676,000	4,850,000	4,525,000	1,132,500	1,910,000
Long Term Debt	1,782,000	0	0	0	2,000,000
Net capital programs	0	0	0	0	0

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1. News Release dated November 7, 2025 from Ministry of Citizens' Services re: New intake for connectivity funding application open.
 2. News Release dated November 12, 2025 from Ministry of Labour re: New rules on sick notes eliminate unnecessary paperwork.
 3. News Release dated November 13, 2025 from Ministry of Social Development and Poverty Reduction re: Barriers removed for couples in B.C. receiving disability assistance.
 4. Information Bulletin dated November 13, 2025 from Ministry of Finance re: BCGEU members in public service ratify agreement.
 5. News Release dated November 14, 2025 from Office of the Premier and Ministry of Post-Secondary Education and Future Skills re: Province invests in trades training to power B.C.'s economic future.
 6. Information Bulletin dated November 17, 2025 from Ministry of Emergency Management and Climate Readiness re: B.C. testing emergency alerts to cellphones, TV, radio.
 7. News Release dated November 17, 2025 from Office of the Premier and Ministry of Jobs and Economic Growth re: Delivering prosperity, good jobs for B.C., Canada – B.C.'s Look West plan to strengthen economic security in the face of threats.
 8. News Release dated November 18, 2025 from Ministry of Agriculture and Food re: B.C. helps farms with solutions for water storage.
 9. News Release dated November 18, 2025 from Ministry of Energy and Climate Solutions re: B.C. brings in measures to support EV adoption, auto sector, while awaiting federal decision.
 10. News Release dated November 18, 2025 from Ministry of Public Safety and Solicitor General re: Grants available for community safety projects.
 11. News Release dated November 19, 2025 from Ministry of Public Safety and Solicitor General re: Grants enhance safety for groups targeted by hate, violence.
 12. News Release dated November 19, 2025 from Ministry of Forests re: Building momentum through forestry trade mission – Two new agreements, major business deal strengthen trade ties, open doors in new markets.
 13. News Release dated November 19, 2025 from Ministry of Jobs and Economic Growth re: Lifting trade barriers, making it easier to buy Canadian – B.C. leads largest red tape reduction in Canada's history.
 14. Update dated October 10, 2025 re: Heritage Conservation Act Transformation Project – Updated Phase 3 Session Primer for Engagement with Local Governments and Stakeholders.
 15. Correspondence from the Legislative Assembly of BC re: Professional Reliance Act

HERITAGE CONSERVATION ACT TRANSFORMATION PROJECT

UPDATED PHASE 3 SESSION PRIMER FOR ENGAGEMENT WITH LOCAL GOVERNMENTS AND STAKEHOLDERS

This document has been updated as of October 10 to provide greater clarity and detail on certain policy proposals based on what we've heard through engagement to date. Updates are shown in blue italics.

This document provides details on the proposed changes to the Heritage Conservation Act. This session primer is designed to prepare registrants for engagement sessions. The consultation and cooperation process with First Nations and engagement with local governments and stakeholders in earlier phases of the HCATP identified priority areas for change (Phase 1) and defined the scope of reform (Phase 2). Feedback from these earlier phases has informed the proposed changes, categorized into four core outcomes, that are detailed below.

Phase 3 of engagement will focus on determining how these proposals can be implemented through legislation, regulations, or policy. Questions are posed throughout the document to guide feedback and discussion at the upcoming sessions and each session will cover the proposed changes under each of the four core outcomes identified below. Feedback will be used to translate proposals into a Request for Legislation.

Written feedback is also welcome via engageHCA@gov.bc.ca until November 14, 2025.



Photo: Kootenay Region, BC.
(Kevin Floyd 2023)

KEY ENGAGEMENT QUESTIONS

The following questions will be asked during this phase of engagement:

- How does the policy direction support or impact your local government's/organization's/sector's/interests?
- Are there possible unintended consequences of the proposals? How can these be addressed?
- What kinds of guidance, education, or outreach would be needed to support implementation?
- Are there any alternatives we should consider to achieve these outcomes? Is there anyone else we should talk to?

In addition to these broad questions, specific questions and considerations are posed in the right-hand column of the detailed policy proposal table.

MAKING PERMITTING FASTER AND EASIER

The current HCA permitting regime is administratively burdensome and complex—projects require up to three different permits, resulting in long wait-times. These issues have created difficulties for all British Columbians in navigating the permitting process. The objectives of the policy proposals under this core outcome are to make permitting more transparent and efficient for all parties, including enhancing and clarifying First Nations’ role in permitting decisions.

Detailed Policy Direction/Mechanisms	Specific questions and considerations
What is intended to be achieved: Reduce administrative burden and complexity of permit process	
How this can be achieved: • Replace the HCA’s current three permit structure with a single project-based permit model • New permitting processes will not compromise or reduce opportunities for meaningful consultation with First Nations at key project junctures • Create several fit-for-use permit types: ○ A conservation and research permit ○ A multi-assessment permit framework with enhanced notice of intent process ○ A disaster response and recovery permit (this proposed change also supports a core outcome “Helping people and communities rebuild quicker after disasters” described below)	What benefits and/or risks can you identify with a single project-based permit model? The conservation and research permit is primarily intended to advance First Nations’ interests to investigate and conserve their own sites. Are there other activities that this permit type could support? How should the permitting process for these types of permits be different? What steps can be taken to improve the use of multi-assessment permits (e.g., notice of intent process)?
How this can be achieved: Create a regulation-making authority to allow for modified permitting requirements for specific or specified circumstances (e.g., low impact activities such	What circumstances could you imagine needing modified permitting requirements?

as small footprint developments or rebuilding within the same footprint, where First Nations are seeking *reduced* permitting requirements, etc.)

* This proposed change also supports a core outcome “Helping people and communities rebuild quicker after disasters” described below

What is intended to be achieved: Enhance First Nations’ influence in permitting decisions and enhance transparency about how permit decisions are made

How this can be achieved:

Bolster HCA permit decision-making criteria:

- Include a process for *consulting and cooperating with First Nations* on statutory decisions
- Decision-making criteria could include consideration of *the following (in no particular order)*:
 - First Nations information, knowledge, policies and/or laws
 - Statements of site significance and heritage value
 - Whether principles of site avoidance/non-disturbance/minimizing disturbance of cultural heritage have been followed
 - Cumulative impacts to affected sites
 - Whether or not affected First Nations have provided their consent
 - Negotiated mitigations/accommodations
 - Any existing agreements and/or heritage management plans
 - Public interest
 - Proponent performance history

Decision-making criteria would be considered by decision-makers when deciding whether or not to issue a permit.

What items would you like to see included as criteria?

How this can be achieved:

Create a legislative requirement to submit a record of engagement conducted by proponents as part of a permit application

How have you seen early engagement with First Nations support timely permitting decisions?

<i>*This process will not replace existing consultation conducted by the Province but may serve to streamline consultation</i> <i>*This is not intended to duplicate other processes. If a proponent is submitting a record of engagement to the Province for another authorization (e.g., Mines Act), that includes discussions of heritage, they can submit this record to the Archaeology Branch</i> <i>*Pre-application engagement is NOT required. A record of engagement could state that no engagement has taken place</i>	Do you already create a record of engagement for some projects? Should a record of engagement be required for all projects or only certain types of projects? What items/considerations should be included in a record of engagement?
How this can be achieved: Where impacts to sites are unavoidable, bolster the provincial government's ability to issue permits that include terms and conditions surrounding <i>agreed-upon</i> compensatory conservation work (e.g., enhanced site recording, sampling and analyses, monitoring, other measures to address loss of heritage)	What compensatory conservation work is already being negotiated between your local government/organization/sector and First Nations? How would a legislative provision support those negotiations?
What is intended to be achieved: Ensure greater regulation of the archaeology profession	
How this can be achieved: - Clarify authorities in the HCA to regulate the archaeology sector - Enable the charging of fees for registered archaeologists	Further engagement on regulation of the archaeology profession will take place in early 2026. What should be considered regarding the regulation of the archaeology profession in B.C.?

HELPING PEOPLE AND COMMUNITIES REBUILD QUICKER AFTER DISASTERS

HCA requirements have created challenges during disaster response and recovery. In the current state, when a homeowner needs to rebuild their home (located on a known or potential heritage site) after a disaster, they often have to get multiple HCA permits and hire an archaeologist, even when rebuilding occurs within existing footprints and/or is considered to minimally impact a heritage site. The objective of the policy proposals under this core outcome is to support disaster-impacted communities by providing greater flexibility to respond and recover from disasters such as wildfires and floods and allow people impacted by disasters to return home faster.

Detailed Policy Direction/Mechanisms	Specific questions and considerations
What is intended to be achieved: Allow for flexibility in the permitting structure in disaster situations	
How this can be achieved: Create an authority allowing the minister to make exemptions to the permitting regime (e.g., where there is an imminent threat to life or public health) to support urgent emergency/disaster response and recovery activities, with circumstances to be prescribed	What types of situations do you think warrant an exception from permitting? What mechanisms should be put in place to ensure this authority is used appropriately?
How this can be achieved: Create a disaster response and recovery permit For more information see “Making Permitting Faster and Easier” above	
How this can be achieved: Create a regulation-making authority to allow for modified permitting requirements for specified or specified circumstances For more information see “Making Permitting Faster and Easier” above	

STRENGTHENING THE ROLE OF FIRST NATIONS IN MANAGEMENT OF THEIR CULTURAL HERITAGE

The current HCA does not expressly acknowledge or respect First Nations' rights to maintain, control, protect, and develop their heritage, traditional knowledge, and traditional cultural expressions. Recognition and affirmation of First Nations' values and rights in the transformed HCA is a key objective of the HCATP to support consistency with the UN Declaration.

Additionally, the current HCA has limited mechanisms to recognize First Nations' authority and jurisdiction as decision-makers regarding the care and management of their heritage. The HCA currently includes the ability to enter into s. 4 agreements for the purposes of shared decision-making and the protection of sites not otherwise automatically protected. These agreement types have been underutilized and do not sufficiently address the broader interests of First Nations.

The objectives of the policy proposals under this core outcome are:

- To recognize and affirm First Nations' rights regarding their heritage in the HCA, which will guide how the HCA should be interpreted and administered.
- To create a framework that acknowledges multiple legal orders and is grounded in respect for the authority of First Nations to self-determine and self-govern.
- Ensure First Nations values are embedded throughout the Act, including how heritage is defined and the various pathways to protect and conserve it.
- Affirm First Nations as decision-makers regarding the care and management of their heritage and to formalize and address First Nations' unique and distinct interests under the HCA.

Detailed Policy Direction/Mechanisms	Specific questions and considerations
What is intended to be achieved: Affirm First Nations' rights in relation to their cultural heritage. The interpretation and administration of the HCA is guided by statements affirming First Nations' rights Embed additional principles related to First Nations data sovereignty, use of First Nations place names, repatriation/rematriation, and conservation of cultural heritage through avoidance and non-disturbance	
How this can be achieved: Amend the HCA to affirm First Nations' inherent right to self-determination, including self-government,	

recognized and affirmed by Section 35 of the Constitution Act, 1982 and the UN Declaration, which include jurisdiction/law-making authority/responsibility in relation to the protection, management, and development of their heritage Include in the HCA principles related to First Nations' data sovereignty, place names, repatriation/rematriation, avoidance/non-disturbance/minimizing disturbance of cultural heritage	
What is intended to be achieved: Expand the definition of heritage to include a broader spectrum of First Nations values, including intangible heritage values	
Examples are included within the “Protecting Heritage More Effectively” core outcome	This item is discussed in more detail within the “Protecting Heritage More Effectively” core outcome.
What is intended to be achieved: Affirm First Nations as decision-makers regarding where ancestors and heritage belongings that are collected under permits are held and cared for	
How this can be achieved: Create an opt-in process for First Nations to be the decision-makers regarding where ancestors and belongings collected under permits are held and cared for	What should be considered to support successful implementation of this opt-in process?
What is intended to be achieved: Protect confidentiality of Indigenous knowledge and heritage data that is provided in confidence by ensuring that it is only used for the purposes for which it was shared and identifying a limited suite of circumstances in which it may be disclosed	
How this can be achieved: The suite of circumstances could include: • Information that is already publicly available • With written consent of the First Nation	What should be considered regarding the circumstances where the Province may need to disclose First Nations' heritage data?

- Exercise of a power or duty under the HCA if the information is required
- To support investigation of a contravention
- To legal counsel to support obtaining legal advice
- If required by court order

Circumstances to be prescribed in regulation

What is intended to be achieved: Remove barriers for First Nations when maintaining and accessing heritage sites on Crown land in certain circumstances (e.g., clam garden use, trail maintenance) and to collect objects at imminent risk of loss or destruction

How this can be achieved:

In legislation, clarify that certain heritage-related activities conducted by First Nations on Crown land do not constitute an offence or require a permit:

- Clam garden maintenance
- Heritage trail maintenance
- Collection of objects at imminent risk of loss or destruction

What should be considered in the implementation of this proposed change?

What is intended to be achieved: Enable a suite of agreement types in the HCA:

- Joint or consent-based decision-making agreements for Crown land
- Jurisdictional agreements for Crown land
- Operational agreements that expand the scope of s. 4 agreements on Crown/private land

*Joint or consent-based decision-making agreements and jurisdictional agreements are not being considered for private land

How this can be achieved:

Joint or consent-based decision-making (Declaration Act) Agreements:

- Enable the implementation of Declaration Act agreements to ensure that First Nations are involved in a range of cultural heritage decisions made under the HCA
 - Broadly enabled, could include ~~delegation of certain compliance and enforcement powers*~~, *designations of heritage sites and objects*, permitting decisions, etc.

- o Negotiating a Declaration Act agreement will require a mandate from Cabinet
- o *These agreements would include dispute resolution processes*

**NOTE*: Further policy work has indicated that delegation of compliance and enforcement powers would be undertaken through a different form of agreement or arrangement with the Province*

Jurisdictional Agreements:

- Enable agreements recognizing jurisdictional authority of First Nations, where a First Nation's cultural heritage law would vary application of the HCA in certain circumstances
 - o Negotiating a jurisdictional agreement will require a mandate from Cabinet
 - o Through regulation, the circumstances in which a jurisdictional agreement can be negotiated will be laid out
 - o *Agreements would be limited to certain provisions of the HCA*

Operational Agreements:

- Expand the scope of the existing HCA s.4 agreements to cover more operational matters related to a First Nations' heritage
- Apply to Crown and/or private lands
- Seeking to change provincial approval level from Cabinet to Minister (depending on scope)
- Items that could be included in operational agreements:
 - o Heritage sites and objects to receive protections (current s. 4(a) and (b))
 - o Additional/alternative permitting requirements for protected heritage sites and objects (current s. 4(d))
 - o Actions that would damage or take away from the value of those sites and objects (current s. 4(5))
 - o Decision-making criteria
 - o Information sharing protocols
 - o Cultural protocols
 - o Provisions around the collection, care, and management of heritage objects and ancestral remains
 - o Archaeological methods for identifying and recording sites
 - o *Delegation of certain compliance and enforcement powers*
 - o Continued use of sites
 - o Certain aspects of heritage management plans
 - o Public engagement agreements

What should be considered regarding implementation of this agreements framework?

What is intended to be achieved: Reduce procedural barriers to access and enter into agreements

How this can be achieved:

- Operational agreements will not require a Cabinet mandate and can be approved more easily.
- Simplify procedural requirements for agreement extensions (to be approved by the minister instead of Cabinet)
- Explore what potential pre-conditions, such as mutual readiness, could be for entering into s.6 and s.7 agreements

PROTECTING HERITAGE MORE EFFECTIVELY

There are three key themes under this core outcome: modernizing the protection framework, due diligence, and greater awareness of HCA requirements early in the process and enhancing the compliance and enforcement toolkit.

Modernizing the Protection Framework

The HCA currently contains several pathways toward recognition and protection of heritage values, including automatic protections, Order-in-Council designations, and agreements with First Nations. However, these pathways are not always clearly understood and have been underutilized. The objective is to provide greater *recognition* of First Nations' values, rather than just scientific values, and enhance the clarity on the range of heritage values protected under the HCA and the pathways for seeking protections, including for intangible heritage.

Intangible cultural heritage, or heritage sites and heritage objects that are of particular spiritual, ceremonial or other cultural value to First Nations, is not a new addition to the HCA; it has been considered under the current Act for decades. However, as it is not defined in the current Act, this leads to a lack of certainty for all involved. We are working to bring clarity to this term.

Intangible cultural heritage can be protected under the current HCA (through an agreement with a First Nation (s.4) or a formal designation (s.9, 11.1)). This requires significant process (impact analysis, engagement with affected parties, consultation with First Nations) and the approval of Cabinet.

Detailed Policy Direction/Mechanisms	Specific questions and considerations
What is intended to be achieved: Ensure greater <i>recognition</i> of First Nations' values, rather than just scientific values Create greater clarity on the range of heritage values under the HCA and the <i>current</i> pathways for seeking protections, including for intangible heritage	
How this can be achieved: Enhance the definition of heritage (and related definitions) to include a broader suite of First Nations values (tangible and intangible)	What should be considered regarding how heritage-related definitions are worded in the HCA? Which heritage-related definitions need refinement?

- *Expanding the definition of heritage (including defining intangible heritage) will not automatically protect more land or change the existing process/pathways to protect intangible cultural heritage. It will add clarity to the legislative interpretation*
- *Items to be considered in a definition include: cultural landscapes, mortuary landscapes, intangible cultural heritage (heritage sites and heritage objects that are of particular spiritual, ceremonial or other cultural value to First Nations), as well as oral histories, place names, language, knowledge, objects and places within Indigenous worldview. Include recognition of fossils*
- *Reorganize the Act to clearly identify the existing tools and processes under the HCA to recognize and/or protect heritage, clarify what is or can be protected, and what activities are prohibited without authorization*

What is intended to be achieved: Maintain automatic protection for ancestral remains, burial places, and rock art, regardless of age, and clarify automatic protection criteria for certain site types

How this can be achieved:

- Ancestral remains, burial places, and rock art are automatically protected, regardless of their age.
- Retain 1846 as a baseline for age-based automatic protections for other site types
- Clarify the automatic protection criteria for certain site types:
 - Culturally modified trees
 - Heritage wrecks that have identified heritage value or may contain human remains

Culturally modified trees are critically important, yet the current protection framework does not align well with their distinct characteristics. How should automatic protection apply to culturally modified trees?

Are there other heritage sites or objects for which the current protection framework doesn't align well?

Protections for heritage wrecks are currently overly broad. What

criteria for protecting heritage wrecks is appropriate?

What is intended to be achieved: Recognizing that First Nations have called for extending the protection of heritage sites which post-date 1846, create clearer and easier pathways for protecting sites that do not receive automatic protection, including sites of intangible heritage

How this can be achieved:

- Clarify criteria, process, and procedures for designation of sites identified by First Nations or other groups with post-1846 heritage in the province, including procedural requirements
- *This includes clarifying criteria, process, and procedures for designation of sites with intangible heritage value, such as heritage sites that are of particular spiritual, ceremonial or other cultural value to First Nations*
- *The process for designations will continue to require significant process (impact analysis, engagement with affected parties, consultation with First Nations)*
- Reduce administrative barriers to seeking protections via designations (reduce Provincial approval levels *from Cabinet to the minister responsible for the HCA to help streamline the process. It is not being proposed that this decision be available for delegation down from the minister*)

What kind of process could support seeking protection designations for post-1846, intangible, or other non-automatically protected sites?

What is intended to be achieved: Clarify and broaden processes for the recognition and promotion of diverse cultural heritage in B.C.

How this can be achieved:

Currently, s.18 of the HCA “Promotion of heritage value” is done through certificates and plaques. It is proposed to modernize this provision to create more opportunities for communities to celebrate, commemorate, or mark heritage in an impactful way

What should the Province consider regarding the recognition and promotion of the diversity of cultural heritage in B.C.?

- When signs related to heritage recognitions are erected, clarify that this must be done in consultation and cooperation with First Nations
- Clarify that heritage recognition and promotion goes beyond physical sites, but could include intangible cultural heritage practices (e.g., songs, ceremonies, food, traditions). *The heritage recognition tool would not protect lands or pose any obligations on any party, but is an educational tool to promote and celebrate diverse cultural heritage in B.C.*

What is intended to be achieved: Explore mechanisms for distinct protections based on heritage value

How this can be achieved:

Explore, via regulation, the ability to vary protection criteria and permitting requirements based on heritage value and conservation goals, in consultation and cooperation with First Nations

Protection criteria and permitting requirements could include:

- Site criteria (e.g., Indigenous cemeteries) which receive greater protection (enhanced avoidance and mitigation measures)
- Site criteria for sites to be preserved by record (e.g., culturally modified trees impacted by wildfire or pine beetle)

These variations to protections would take place through a regulation. Engagement on this regulation would take place at a future date.

What is intended to be achieved: Clarify how the presence of sites and site boundaries are determined, including how Indigenous knowledge and other reported information is considered

How this can be achieved:

In legislation, clarify administrative site boundary criteria for entry into the Provincial Heritage Register. These will continue to be based on recorded presence of heritage sites and objects

To reflect that the presence of heritage sites likely extend beyond areas of recorded evidence, establish “heritage management zones” within the Provincial Heritage Register. These could include areas that are reported to contain heritage value but are not verified

In regulation, prescribe any additional requirements associated with heritage management zones. This could include the ability to require archaeological data checks, or to compel additional archaeological work within a heritage management zone (*e.g., where there is imminent risk or threat to heritage values*)

**NOTE*: BC has received feedback that better clarity and limitations need to be placed on this authority in legislation and we are currently exploring options to do so*

How do you see heritage management zones supporting the conservation of heritage sites?

What else should be considered in the implementation of heritage management zones and potential associated requirements?

What is intended to be achieved: Clarify the scope of tools to support reporting and conservation of fossil finds

How this can be achieved:

Clarify that fossils are included in the definition of heritage object

Clarify that fossils and fossil sites can be designated as a protected site and can be included in the duty to report

Is there anything you would like to share about including fossils within the Heritage Conservation Act?

More engagement will take place when the Duty to Report Regulation is being drafted.

Due Diligence and Greater Awareness of HCA Requirements Early in the Process

There is a lack of awareness about the HCA and potential risks to heritage from development activities. Heritage considerations are often identified late in the project planning process, leading to: project delays; cost increases; contraventions of the HCA; and/or damage to, or desecration of, First Nations heritage.

The objective of these policy proposals is to ensure greater awareness of risks to heritage in advance of land use decisions.

Detailed Policy Direction/ Mechanisms	Specific questions and considerations
What is intended to be achieved: Ensure early awareness about heritage site potential and responsibilities under the HCA for people making land use decisions and project investments	
How this can be achieved: • In legislation, require local governments to see proof of an archaeological data check* prior to issuing development and building-related permits and authorizations • Require subdivision approval authorities to see proof of an archaeological data check prior to subdivision approvals • Create a regulation-making authority to require mandatory archaeological data checks for prescribed circumstances (e.g., sale of property) and/or entities (e.g., Crown corporations, critical infrastructure operators) <i>* archaeological data checks are a free service from the Archaeology Branch with an average turnaround of 6 days</i>	What challenges have you experienced regarding lack of awareness of risks to heritage sites prior to applying for development or building-related permits, or if a local government, issuing a development or building-related permit? What additional circumstances should require people to conduct an archaeological data check? What other ideas do you have to enhance due diligence about heritage sites?
What is intended to be achieved: Explore opportunities to enhance access to some archaeological data to a broader set of user groups, without compromising data confidentiality requirements	

How this can be achieved:

Explore the creation of a specific data layer (that only shares limited details such as presence/absence of recorded sites) that can be checked on a plot-by-plot basis in advance of property sales and ground disturbance

How could increasing access to some archaeological information for property owners/realtors/developers reduce the risk of unintended damage to heritage sites?

What is intended to be achieved: Clarify tools that enable requiring additional archaeological work

How this can be achieved:

Clarify and prescribe circumstances in which existing authority to compel archaeological work may be exercised (e.g., heritage management plans *recognized through agreements*, agreements *with First Nations*, sites at risk from development activities)

What is intended to be achieved: Enable in legislation a framework for “heritage management plans” to proactively manage heritage

How this can be achieved:

Heritage management plans could be developed with multiple parties (e.g., First Nations, local governments, the Province, proponents)

Further details to be prescribed in regulation

How could heritage management plans support consideration of heritage in land use planning and decisions?

How could heritage management plans support your community’s/sector’s interests and processes?

What would you like to see incorporated into, or considered with respect to heritage management plans?

Enhancing the Compliance and Enforcement Toolkit

All parties have identified the need for a more comprehensive compliance and enforcement toolkit in the HCA. The existing toolkit is limited to stop work orders, civil remedies, voluntary restorative justice processes, and prosecuting major offences through the courts. This leaves gaps in enforcement options, resulting in less effective enforcement of contraventions.

Detailed Policy Direction/mechanisms	Specific questions and considerations
What is intended to be achieved: Enhance the role of First Nations in compliance and enforcement activities	
How this can be achieved: Enable First Nations to exercise <i>certain</i> HCA compliance and enforcement <i>duties</i> by entering into agreements <i>or other arrangements</i> with the Province <i>*These arrangements would be subject to certain criteria (training, experiential requirements, etc.) and subject to oversight from the Province</i>	
What is intended to be achieved: Expand the compliance and enforcement toolkit	
How this can be achieved: • Create the ability to issue violation tickets for minor contraventions of the HCA (by amending the Violation Tickets and Fine Administration Regulation under the Offence Act). Fines are proposed to be set at a range of up to \$1,000 but could be issued daily if a contravention continues • In the HCA, create the ability to issue administrative monetary penalties (AMPs) for more severe contraventions to the HCA, with specific amounts and additional details outlined in a future regulation. These fines could be substantial and are proposed to be up to a maximum of \$100,000 for an	Based on severity, are there HCA contraventions that should have higher or lower violation ticket and administrative monetary penalty fines than others?

individual and to a maximum of \$1,000,000 for a corporation	
What is intended to be achieved: Divert revenue from fines and penalties to a fund to support remediation of heritage sites	
How this can be achieved: Explore opportunities to direct fine and penalty revenue to support remediation of impacted heritage sites, including through First Nations	
What is intended to be achieved: Implement a duty to report heritage finds	
How this can be achieved: Through regulation, implement a legal “duty to report” for archaeological and significant heritage finds and clarify the circumstances and entities to whom it applies	Further engagement will follow when regulation is developed.
What is intended to be achieved: Deter commodification and unauthorized private ownership of heritage objects	
How this can be achieved: Prohibit possession, sale, and trade of heritage objects	What belongings should be prohibited from possession, sale, and trade? What unintended consequences can you foresee that should influence how this is drafted? Who should be exempt from these rules and under what circumstances?
What is intended to be achieved: Clarify and enhance the compliance and enforcement regime under the HCA	

How this can be achieved:

- Amend and enhance the HCA to address and guide the collection, treatment, care and disposition of collected, seized and forfeited heritage objects to a repository and/or descendent communities
- Enhance permit enforcement and auditing measures, including enabling the minister, in consultation and cooperation with First Nations, to order compensatory conservation work for loss of heritage value and harms to affected First Nations
- Clarify rules for issuance and extension of stop work orders
- Enhance civil remedy orders to include requirements to consult and cooperate with First Nations, without interfering with prosecutorial independence
- Clarify authority to publicly disclose specific information related to contraveners and offenders of the HCA

What should be considered with respect to the implementation of these proposed changes?

Briefing Note re: Professional Reliance Act

Prepared by: MLA George Anderson, Nanaimo - Lantzville

RE: *Professional Reliance Act*

Purpose: To strengthen local government capacity, accelerate housing approvals, and reduce costs by trusting qualified professionals under existing provincial regulation.

Overview

British Columbia needs to build housing and community infrastructure faster without compromising safety or accountability.

Right now, many local governments are required to re-review the technical work of provincially licensed professionals (engineers, architects, etc.), even though those professionals are already accountable under the *Professional Governance Act* (PGA).

This duplication drains staff time, delays housing, and increases costs for families and local taxpayers.

The *Professional Reliance Act* fixes that.

It allows municipalities to **accept certified work from qualified professionals** and move projects forward faster, freeing up staff for community planning and public engagement.

Key Benefits

For young people:

- More homes coming to market sooner, making home ownership and renting more attainable.

For families:

- A better chance to find or own a home in the community they love.

For local governments:

- Less red tape, more capacity, and reduced administrative costs.

For taxpayers:

- Savings on staff duplication and lower development costs over time.

How It Works

- If a professional certified under the *Professional Governance Act* (PGA) seals their work, local governments can accept it without a second technical peer review.
- The professional remains fully liable and accountable through their regulatory body (Architectural Institute of British Columbia, Engineers and Geoscientist of British Columbia, etc.).
- Municipalities maintain control over zoning, design guidelines, and policy decisions — this reform only streamlines *technical* approvals.
- Disputes between professionals can be referred to the Office of the Superintendent of Professional Governance (OSPG).

What It's Not

- Not privatization - accountability stays public through OSPG oversight.
- Not deregulation - standards stay the same. The process just becomes faster.
- Not a download to municipalities. Simply a reduction in administrative pressure.

Q&A Sheet – Professional Reliance Act

Q1: Why is this bill needed?

A: Many housing projects are delayed because local governments have to re-review work already completed by licensed professionals.

This duplication adds time, costs, and frustration. The bill modernizes that process so projects move faster and local governments can focus on planning great communities.

Q2: Will this reduce oversight or lower standards?

A: No. Professionals are still regulated, insured, and accountable under the *Professional Governance Act* and the Office of the Superintendent of Professional Governance. Oversight remains public and strong.

Q3: How does this help housing affordability?

A: Every month of delay adds cost. Both for builders and, eventually, for families. By removing redundant steps, we reduce those costs and get homes to market faster.

Q4: Does this take power away from local governments?

A: No. Local councils still decide zoning, design, and land-use policy. The *Act* streamlines technical review so staff can focus on community priorities instead of paperwork.

Q5: How does this help smaller municipalities?

A: Smaller towns often struggle to hire engineers or architects for peer review. This bill saves them those costs and lets them rely on provincially regulated professionals instead.

Q6: Is this a “developer giveaway”?

A: No. Developers still meet all local requirements and hire qualified, accountable professionals. The difference is that cities won’t waste months re-checking certified work.

Q7: What about unionized staff in local governments?

A: This bill doesn’t eliminate positions; it helps municipal staff focus on higher-value work like long-term planning, housing strategy, and public consultation.

Q8: Is this costly to implement?

A: No. It uses existing provincial structures under the *Professional Governance Act* and the OSPG. Local governments may make small bylaw or process adjustments, but the overall effect is cost-saving.

Q9: What about RidgeView Place in Langford? Couldn’t this potentially lead to more of that?

A: The issues at Ridgeview Place occurred under the existing system and partially informed this bill.

This bill would make it clear that the professionals remain fully liable and accountable through their regulatory body. Further clarifying that local governments will not be liable for the actions of certified professionals.

Q10: Are there any other municipalities using this model or Professional Reliance?

A: Yes, there are several certified professional programs in British Columbia, for example:

- | | |
|-----------------------------|------------------------|
| *City of Vancouver | *City of Surrey |
| *City of Burnaby | * District of Squamish |
| *District of West Vancouver | *City of Maple Ridge |
| *Town of Ladysmith | *City of Abbotsford |
| * City of Prince George | |

Anderson.MLA, George

From: Homes For Living <hello@homesforliving.ca>
Sent: November 10, 2025 9:59 PM
To: Homes For Living
Subject: Support for Bill B216 - Professional Reliance Act

Dear Member of the Legislative Assembly,

Homes for Living supports a move towards increasing reliance on qualified professionals to streamline building permits in urban areas, and supports [Member Bill M216](#), the *Professional Reliance Act*.

Homes for Living is a community housing advocacy group, made up of volunteers concerned about the housing crisis in the Capital Regional District. The region has a dire housing shortage, with housing completions falling [well short](#) of what is needed to achieve broad affordability. The shortage is driven by zoning codes that make new multifamily housing illegal, high fees on new housing, and lengthy permitting timelines that means that families can only move into new housing years after it is first proposed by a proponent.

These challenges are most acute in built-up urban areas, such as the City of Victoria, where infill housing is both the most sustainable and cost-effective type of new housing, but also the most difficult, expensive, and time-consuming to build. To meet affordability goals, we must ensure that it is faster and easier to build dense infill housing rather than suburban sprawl.

The changes proposed by Bill M216, the *Professional Reliance Act*, would help alleviate one aspect of this challenge. While additional, substantial reforms are needed to ensure that municipal zoning is not a constraint on new housing, reducing approval timelines after a project receives zoning approval is also critical. We have received feedback from developers that the process and degree of inspections and verifications varies widely between CRD municipalities, with some trusting professionals to do their due diligence, while others require duplicative review and inspection of projects that are certified by an applicant's Architect and Engineers.

We would submit that infill housing is a good candidate for a consistent Professional Reliance framework. Infill housing is typically built in areas with no or minimal environmental concerns (environmental engineering being an area with past concerns about Professional Reliance approaches). It should be noted that similar frameworks have been adopted in other jurisdictions where quickly building housing is a priority. For instance, the County of LA implemented a pilot [self-reliance approval](#) process that allowed builders of certain categories of homes to self-certify that their home designs meet code.

Best regards,

The Homes for Living team

ABOUT HOMES FOR LIVING: We are a community housing advocacy group, made up of volunteers concerned about the housing crisis in the capital region. Homes for Living is advocating for more homes through policy reform to make Victoria more affordable for people across the income and housing needs spectrum. We are a volunteer-funded non-profit, and our voting members cannot be developers, politicians, or their relatives.

More: <https://homesforliving.ca/about-us>





November 14, 2025

Hon. George Anderson
MLA, Nanaimo-Lantzville
George.Anderson.MLA@leg.bc.ca

RE: Support for Bill M 216 – Professional Reliance Act

Dear Mr. Anderson,

On behalf of the Greater Vancouver Board of Trade (GVBOT) and the Urban Development Institute (UDI), we wish to express our support for the intent of *Bill M 216 – Professional Reliance Act*.

This proposed legislation will help address a major concern of the development community by recognizing the importance of improving the efficiency and predictability of the development approvals process across British Columbia. Expediting the development approvals process by reducing redundancies in the review process, while upholding the professional standards of qualified professionals (QPs), is another regulatory tool which would support the more timely delivery of new homes for British Columbians who need more housing options.

A significant portion of the cost to build a new home is attributed to government-imposed measures – whether it be fees, long review processes, or new requirements. Of particular concern is rising construction costs, which are being largely driven by building code requirements. One builder recently reviewed their project proformas over the past 15 years, which revealed that construction costs have soared to over \$562.59 per square foot – up from under \$204.19 per square foot. This is well beyond the Consumer Price Index rate of inflation. These costs ultimately fall to homebuyers and renters, compounding the affordability crisis across the province.

This professional reliance initiative comes at a time when the cost of delivering new homes has reached a breaking point. Higher construction costs, increased interest rates, and government fees combined with lengthy approval timelines make it increasingly difficult to bring new housing to market that homebuyers and renters can afford.

As has been noted in the debate on *Bill M 216*, municipalities already depend extensively on QPs to support the development approval process, and the proposed framework recognizes that work in a constructive and transparent way. For example, the municipalities of Vancouver, Burnaby, and Surrey all utilize a Certified Professionals

Program for the issuance of Building Permits. These programs would be enhanced through this legislation, by ensuring the original purpose of the programs (rapid permit issuance through professional review and reliance) are achieved.

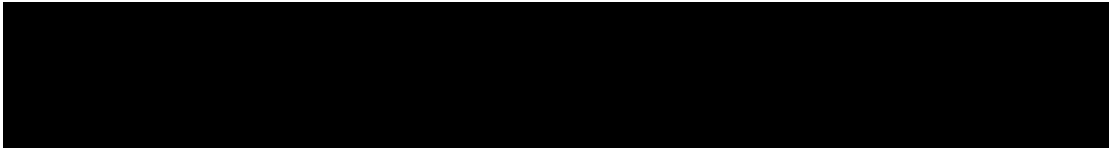
The *Professional Reliance Act* offers an opportunity to apply those learnings province-wide, so that all communities can benefit from timely growth and responsible oversight. That said, there may have to be regulatory powers that differentiate between technical and urban design-related Development Permit requirements. Where technical requirements are definitive, urban design-related requirements require a more nuanced by nature and may be better suited for review by local governments.

Some additional issues for consideration at the Committee stage include:

- Ensuring the legislation applies to the City of Vancouver, which is under the *Vancouver Charter*;
- Ensuring the legislation applies to all trade permits, such as sprinklers, plumbing, and electrical permits;
- Instead of relying on the Superintendent for dispute resolution, move this task to the regulated professions (e.g. Engineers and Geoscientists of BC, Architectural Institute of BC); and
- Ensuring the legislation is coordinated with the *Building Act*.

Our organizations want more British Columbians to have more housing options available to them. Establishing a more consistent, streamlined, and professionally informed process will help support more timely approvals for new housing supply by reducing the uncertainty, risks, and carrying costs that currently delay projects and reduce affordability. We encourage all MLAs to pass *Bill M 216*, and would be pleased to discuss in greater detail as this makes its way through the legislative process

Sincerely,



Bridgitte Anderson
President and CEO
Greater Vancouver Board of Trade

Anne McMullin
President and CEO
Urban Development Institute

Opinion: British Columbia can Build the Homes we need faster, if We Trust the people who know how to build them

By George Anderson, MLA for Nanaimo–Lantzville

Date: November 5, 2025

British Columbia is at a crossroads where the urgency of the moment around housing meets the opportunity to do things differently. Across the province from Nanaimo to Prince George, to Coquitlam, to Vernon: people want homes built faster, communities planned better, and governments that deliver.

However, our ability to build homes can be trapped in a process that mistakes repetition for rigour. Across the province, housing projects sit waiting not for financing or workers, but for busy municipal staff to recheck the work that has been completed by qualified professionals.

This isn't due to mistakes or distrust, but instead because the system of approvals hasn't kept up to meet the needs of community.

Right now, we have reached a point where delay is the most expensive material in construction. As a former City Councillor and Commercial lawyer at one of Canada's largest law firms, I have witnessed this firsthand.

That's why on October 21, 2025, as a private member, I introduced the *Professional Reliance Act*. A reform designed to move housing approvals from backlog to breakthrough.

The premise is simple: when a provincially regulated professional, such as an architect or engineer, certifies their work that certification should stand. These individuals are licensed under the *Professional Governance Act*, accountable to the Province, and insured for the public interest.

Under this proposed legislation, local governments across BC would be empowered to accept certified work with confidence instead of double checking the work which causes an extensive backlog. The accountability remains, but it rests where the expertise already exists.

Some people might wonder whether or not this approach can be done. However, this approach is already working in multiple municipalities in British Columbia. In Vancouver, the Certified Professional Program facilitates the issuance of building permits for new or existing buildings, thereby allowing construction to start earlier. Certified professionals are trusted to sign off on specific design and structural components, expediting reviews without compromising safety.

In Surrey, a fast-growing city on track to becoming the largest city in British Columbia, managing thousands of permits annually, utilizes professional reliance principles to streamline engineering and building applications, giving staff more capacity to focus on infrastructure planning.

In Prince George, a smaller municipality, a professional reliance building permit stream allows certified experts to take responsibility for technical submissions. This process saves both time and taxpayer resources while maintaining full public oversight.

The *Professional Reliance Act* builds on the successful approaches already taken by Local Governments and extends them province-wide.

This is not deregulation. This bill demonstrates trust through structure creating a framework where local governments retain control over zoning, land-use planning, and design, while relying on professional certification to move projects forward faster.

The result: British Columbians keep what we value: safety, public accountability, and professional standards. Removing what we can no longer afford: unnecessary duplication, months of delay, and rising costs that push homes further out of reach for everyday people.

When housing approval drags on, the cost doesn't disappear. Every day, month, and year of delay is passed down to: renters, first-time buyers, and to families who are saying their hopes for stability fade a little more with every delay.

For young people, this bill provides the hope of homes coming to market sooner.

For families, this bill provides hope of a better chance to own a place in the community they love.

For local governments, this bill means more results, less red tape, and the capacity to serve British Columbians more efficiently.

For British Columbia's economy, this bill means aligning the skills of professionals, skilled trades, and planners toward a common shared goal of building together.

Lastly, housing is a non-partisan issue. As legislators, regardless of our political stripes, we want to achieve the same goal of ensuring British Columbians can afford homes, work in their community, and live a good life. Through this bill we can demonstrate that when legislators put outcomes ahead of ideology, we can show good governance allowing British Columbia to thrive.

My hope in introducing the Professional Reliance Act is start a conversation about how we realize our potential as a province.

British Columbia is a province defined by ambition. British Columbia leads in clean technology, innovation, and sustainable development. However, leadership means matching our vision with velocity, aligning our systems with the urgency British Columbians feel, and ensuring our systems match our ambition.

Should the bill become law, it will be a signal that in British Columbia we still believe in what is possible.

We can build faster without cutting corners.

We can build smarter without losing oversight.

And we can build a province where young people see their future, not their exit.

When we create the conditions to build easier and smarter, we make it easier to belong.

That's what British Columbians expect and deserve.

And that's what this legislation delivers.