



## **AGENDA FOR THE PUBLIC HEARING**

**Monday, August 11, 2025 at 7:00 p.m.**

Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

### **Mayor to call the Public Hearing to order.**

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the District of 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.

The purpose of the Public Hearing is to hear input on amendments to the ***District of Hope Zoning Bylaw No. 1324, 2012.***

Chairperson Statement to be read.

- ***District of Hope Zoning Amendment Bylaw No. 1603, 2025:***

To amend the Zoning Bylaw to add short-term rental regulations.

**Public Submissions:** as of 4pm Wednesday, August 6<sup>th</sup>, no public submissions have been received.

The Director of Community Development to provide a brief summary of the proposed bylaw.

### **CALL FOR INPUT FROM COUNCIL AND ANY LATE SUBMISSIONS**

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***Declare the Public Hearing closed and note that no further submissions, either verbal or written, regarding the proposed bylaws can be made to Council.***



## DISTRICT OF HOPE

### BYLAW NO. 1603

*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 for a text amendment;

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. 1603, 2025***".

#### ENACTMENT

2. That the following be added under Section 2.0 Definitions:

SHORT-TERM RENTAL (GUEST UNIT) means the use of a sleeping unit for the temporary lodging of paying guest in which food may or may not be served.

SHORT-TERM RENTAL (DWELLING UNIT) means the use of a dwelling unit for the temporary lodging of paying guest in which food may or may not be served.

3. That the definition for BED AND BREAKFAST and all references to it be removed from the Zoning Bylaw.
4. That the following be added to Section 6.19.1 Off-Street Parking Requirements.

Use	Minimum Number of Off-Street Parking Spaces
<i>Short-Term Rental (Guest Unit)</i>	0.5 per sleeping unit
<i>Short-Term Rental (Dwelling Unit)</i>	1.0 per dwelling unit

5. That the following be added under Section 8.0 Use Regulations:

8.13 Short-Term Rentals

8.13.1 Short-Term Rental (Guest Units) are to:

- a) comply with the licencing requirements of the *Business Licence Bylaw* and amendments hereto.
- b) be limited to 8 guest and one bedroom less than the total number of bedrooms in the dwelling unit.
- c) be contained within a one family residence.
- d) be limited to one such use per parcel.
- e) be limited to a maximum of 28 days per stay.
- f) feature signage indicating where guests are to park vehicles and comply with Section 6.0 Off-Street Parking and Loading requirements of this bylaw.
- g) to have operators on-site at all times and ensure guests do not create any form of nuisance for surrounding residents.
- h) comply with all applicable regulations and requirements of the BC Building Code, Fire Code, Fraser Health Authority, and all other pertinent health and safety regulations, and all subsequent amendments and revisions.

8.13.2 Short-Term Rental (Dwelling Units) are to:

- a) comply with the licencing requirements of the *Business Licence Bylaw* and amendments hereto.
- b) be limited to 8 guests.
- c) be contained within a one family residence.
- d) be limited to one such use per parcel.
- e) be limited to a maximum of 28 days per stay.
- f) feature signage indicating where guests are to park vehicles and comply with Section 6.0 Off-Street Parking and Loading requirements of this bylaw.
- g) have operators ensure guests do not create any form of nuisance for surrounding residents.
- h) comply with all applicable regulations and requirements of the BC Building Code, Fire Code, Fraser Health Authority, and all other pertinent health and safety regulations, and all subsequent amendments and revisions.

6. That the following be added to the Limited (L-1) Zone Part 9.1.2.2 accessory uses and renumbered accordingly:

h) *short-term rental (guest unit)*

i) *short-term rental (dwelling unit)*

7. That the following be added to the Limited (L-1) Zone Part 9.1.3 conditions of use and re-numbered accordingly:

.17 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

8. That the following be added to the Agricultural (AG-1) Zone Part 9.2.2.2 accessory uses and re-ordered accordingly:

i) a *short-term rental (guest unit)*

j) a *short-term rental (dwelling unit)*

9. That the following be added to the Agricultural (AG-1) Zone Part 9.2.3 conditions of use and re-numbered accordingly:

.18 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

10. That the following be added to the Rural (RU-1) Zone Part 9.3.2.2 accessory uses and re-numbered accordingly:

i) a *short-term rental (guest unit)*

j) a *short-term rental (dwelling unit)*

11. That the following be added to the Rural (RU-1) Zone Part 9.3.3 conditions of use and re-numbered accordingly:

.18 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

12. That the following be added to the Country Residential (CR-1) Zone Part 9.4.2.2 accessory uses and re-ordered accordingly:

f) a *short-term rental (guest unit)*

g) a *short-term rental (dwelling unit)*

13. That the following be added to the Country Residential (CR-1) Zone Part 9.4.3 conditions of use and re-numbered accordingly:

.14 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

14. That the following be added to the Small-Scale Multi-Unit Housing (RS-1) Zone Part 10.1.2.2 accessory uses to a one family residence and re-ordered accordingly:

i) a *short-term rental (guest unit)*

j) a *short-term rental (dwelling unit)*

15. That the following be added to the Small-Scale Multi-Unit Housing (RS-1) Zone Part 10.1.3 conditions of use and re-numbered accordingly:

.12 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

16. That the following be added to the Commercial Transition (C-5) Zone Part 11.6.2.2 accessory uses to a one family residence and re-ordered accordingly:

g) a *short-term rental (guest unit)*

h) a *short-term rental (dwelling unit)*

17. That the following be added to the Commercial Transition (C-5) Zone Part 11.6.3 conditions of use and re-numbered accordingly:

.13 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

18. That the following be added to the Comprehensive Development 3 (CD-3) Zone Part 15.3.2.2 accessory uses to a one family residence and re-ordered accordingly:

f) a *short-term rental (guest unit)*

g) a *short-term rental (dwelling unit)*

19. That the following be added to the Comprehensive Development 3 (CD-3) Zone Part 15.3.3 conditions of use and re-numbered accordingly:

.13 A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

20. That the following be added to the Comprehensive Development (CD-4) Zone Part 15.4.2.2 accessory uses to a one family residence and re-ordered accordingly:

f) a *short-term rental (guest unit)*

21. That the following be added to the Comprehensive Development 4 (CD-4) Zone Part 15.3.3 conditions of use and re-numbered accordingly:

.26 A *short-term rental (guest unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

22. That the following be added to the Comprehensive Development (CD-7) Zone Part 15.7.2.2 accessory uses to a one family residence and re-ordered accordingly:

f) a *short-term rental (guest unit)*

g) a *short-term rental (dwelling unit)*

23. That the following be added to the Comprehensive Development 7 (CD-7) Zone Part 15.3.3 conditions of use and re-numbered accordingly:

h) A *short-term rental (guest unit)* and *short-term rental (dwelling unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

24. That the following be added to the Comprehensive Development (CD-8) Zone Part 15.8.2.1 accessory uses to a one family residence and re-ordered accordingly:

e) a *short-term rental (guest unit)*

25. That the following be added to the Comprehensive Development 8 (CD-8) Zone Part 15.8.3 conditions of use and re-numbered accordingly:

.6 A *short-term rental (guest unit)* shall be subject to the *Short-Term Rental* use regulations of this bylaw.

.7 a *short-term rental (guest unit)* is permitted in each one family residence.

Read a first and second time this 14<sup>th</sup> day of July, 2025

Public Hearing was held this XX day of XXXX, 2025

Read a third time this XX day of XXXX, 2025

Ministry of Transportation and Transit approval this XX day of XXXX, 2025

Adopted this XX day of XXXX, 2025

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**Mayor**

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**Director of Corporate Services**

Richard Davies and Tara Green

Hope, BC

VOX 1LO

August 5, 2025

**Re:** Zoning Amendment Bylaw No. 1603

**Attn:** District of Hope Planning Department

Please accept this letter as a submission in opposition to the proposed Zoning Amendment Bylaw No. 1603 that will limit short term rentals in secondary suites and promote them in whole homes.

Having read the District of Hope Official Community Plan and Zoning Bylaw Update – *What We Heard* During Engagement Round 1, March 2025, we are confused as to why the Zoning Amendment Bylaw No. 1603 is being proposed.

The OCP has clearly been well thought out and public engagement appears to have been successful. With feedback showing 72% of respondents supporting short-term rentals with 98% preferring these units be secondary suites with the owner on site. Further several residents noted that short-term rentals supplement the motel availability for tourists.

Under Zoning Amendment Bylaw No 1603 the District of Hope has proposed that only whole house rentals be permitted, which is the opposite of the findings of the OCP. There have been ongoing concerns in several local neighbourhoods regarding transient workers renting whole homes, from garbage issues, noise, yard upkeep, to excessive numbers of vehicles taking up on street parking. These apprehensions have been expressed throughout the Plan and are valid. Whole home short term vacation rentals can be disruptive to the existing residents and will encourage *party houses*.

Short-term rentals are not limited to Air BnB, Verbo or the like; they may also include contracting accommodation with industry (pipeline companies, forest firefighters and other first responders, as well as medical staff providing relief to our doctors' offices and hospitals).

How will these not publicly advertised arrangements be monitored, or will the low hanging fruit on the booking sites be targeted?

Having lived two doors over from a home that was rented by Bonatti management during the pipeline we can attest to having our quiet enjoyment being infringed upon by the number of vehicles coming and



going – night and day. The absentee landlord purchased several other properties around town and rented them out by the room at inflated rates. We submitted a bylaw complaint in March of 2022 noting the illegal basement suite in the carriage house as well as the on-street parking and number of vehicles, our letter was never acknowledged.

A main theme clearly noted in the OCP was the lack of housing for young families, which calls to question why the DOH is encouraging whole home rentals?

Young families are already competing with transient workers for homes, yet pushing more whole homes into the short-term market is being promoted by the Council.

It is our understanding that the District of Hope Council are discouraging secondary suite rentals under the assumption that this will allow more long-term rental stock to low-income individuals. We are not sure why it has become the onus of private citizens to provide affordable housing and would like to note that our 420 square foot carriage home is unsuitable for long-term rental and with the quality of finishes we have furnished it with by no means will be rented for less than \$1,300.00 per month plus utilities, this is not low income centric. Our suite has been our 'spare room' since we moved in September of 2020 except for 6 months in 2024 when we had a tenant who refused to pay rent, caused property damage, and resulted in RCMP involvement. We will not enter another long-term tenancy as it is extremely difficult to remove someone under the Residential Tenancy Act.

The lack of bylaw enforcement for existing concerns should also be considered when implementing this Plan – who will be enforcing the bylaws?

We look forward to hearing from you soon.

Sincerely,

  
Richard Davies and Tara Green 

cc: Donna Bellingham; [dbellingham@hope.ca](mailto:dbellingham@hope.ca)  
Mayor Victor Smith; [vsmith@hope.ca](mailto:vsmith@hope.ca)  
Councillor Scott Medlock; [smedlock@hope.ca](mailto:smedlock@hope.ca)  
Councillor Heather Stewin; [hstewin@hope.ca](mailto:hstewin@hope.ca)  
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