



REGULAR MEETING OF COUNCIL AGENDA

Monday, May 27, 2024 at 7:00 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

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

1. CALL TO ORDER

2. RESOLUTION TO PROCEED TO CLOSED MEETING

Recommended Resolution:

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(e) [the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality] of the Community Charter re: Road closure and adopting closed meeting minutes.

3. RETURN TO OPEN MEETING

Mayor to reconvene the Regular Meeting of Council at 7:00 p.m.

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.

4. APPROVAL OF AGENDA

Recommended Resolution:

THAT the May 27, 2024, Regular Council Meeting Agenda be adopted, as presented.

5. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

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

6. DELEGATIONS

(a) Tour de Cure (6)

Representatives for the Tour de Cure will be in attendance to present to Council regarding the 2024 Tour de Cure event in Hope.

(b) FireSmart Program Update (19)

District of Hope Fire Chief Thomas Cameron and Assistant Chief/FireSmart Coordinator Dave Hick will be in attendance to present to Council regarding item 7(a), FireSmart Program Update.

7. STAFF REPORTS

(a) Report dated May 17, 2024 from the Fire Chief (28)
Re: FireSmart Program Update

Recommended Resolution:

THAT the report dated May 17, 2024 regarding the FireSmart Program Update be received by Council for information.

8. COMMITTEE REPORTS

There are no Committee Reports.

9. MAYOR AND COUNCIL REPORTS

10. PERMITS AND BYLAWS

(a) Report dated May 22, 2024 from the Director of Community Development (31)
Re: Small-Scale Multi-Unit Housing Zoning Bylaw Update

Recommended Resolution:

THAT *District of Hope Zoning Amendment Bylaw No. 1580, 2024* be given first, second, and third readings to update District of Hope Zoning Bylaw No. 1324 to comply with Bill 44, 2023 Housing Statutes (Residential Development).

(b) Report dated May 13, 2024 from the Director of Community Development (123)
Re: Re-designate and Rezone the Properties at 19652 & 19683 Silver Skagit Road

Recommended Resolution #1:

THAT District of Hope *Official Community Plan Amendment Bylaw No.1581, 2024* be given first and second readings in order to redesignate the land use designation in the Official Community Plan for the properties legally described as Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302; PID 008-814-015 and PID 008-780-684; 19652 and 19683 Silver Skagit Road from Country Residential to Light/Service Industry; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*; and

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1581, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations.

Recommended Resolution #2:

THAT *District of Hope Zoning Amendment Bylaw No. 1582, 2024* be given first and second readings in order to rezone the property legally described as Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302; PID 008-814-015 and PID 008-780-684; 19652 and 19683 Silver Skagit Road from Country Residential (CR-1) to Light/Service Industrial (I-2); and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

11. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence (142)

Recommended Resolution:

THAT the For Information Correspondence List dated May 27, 2024, be received.

(b) Accounts Payable Cheque Listing – April 2024 (145)

Recommended Resolution:

THAT the Accounts Payable Cheque Listing for the period dated April 1-30, 2024, be received.

12. OTHER PERTINENT BUSINESS

13. QUESTION PERIOD

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

14. NOTICE OF NEXT REGULAR MEETING

Monday, June 10, 2024 at 7:00 p.m.

15. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, May 13, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Heather Stewin
Councillor Zachary Wells
Councillor Scott Medlock
Councillor Dusty Smith

Council Members Absent: Councillor Angela Skoglund
Councillor Pauline Newbigging

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

Others Present: 2 members of the Public and 1 Media

1. CALL TO ORDER

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

The Mayor 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 May 13, 2024 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 April 22, 2024, be adopted, as presented.

CARRIED.

4. DELEGATIONS

(a) KPMG

Sean Reid from KPMG was in attendance to present to Council the Audit Findings Report for the year ended December 31, 2023. In the presentation, the following items were discussed:

- The audit of the financial statements has been completed, with the exception of:
 - Completing discussions with Council;
 - Obtaining the signed management representation letter;
 - Obtaining evidence of Council's approval of the financial statements; and

- Completing subsequent event review procedures up to the date of Council's approval of the financial statements.
- KPMG confirmed that they are independent with respect to the District within the meaning of the relevant rules and related interpretations from January 1, 2022, up to the date of this report.
- Areas of audit focus
 - Tangible capital asset additions
 - Asset retirement obligation
 - Transfers from other governments
- No significant risks of material misstatement for the audit were identified, except for the presumed risk of fraud resulting from management override of controls, which is required by professional standards. There were no significant issues noted in testing.
- There have been no significant accounting policy and practices changes.
- No significant control deficiencies have been identified in internal control over financial reporting.
- Materiality
 - Materiality for 2023 is set at \$460,000.
 - The District's total expenses for the year ending December 31, 2023 were \$17,075,250.
- Tangible Capital Asset Additions
 - The District continued to expand and invest in property, buildings, road, water and sewer related infrastructure.
 - The District acquired and constructed \$3.66 million in capital assets in 2023, which is significant.
 - KPMG noted no issues in their testing.
- Asset Retirement Obligations – Buildings and Wells
 - The District has recognized a liability of \$388,214 relating to buildings and wells.
 - KPMG agreed with management's application of the standard and the inputs used in the estimate.
 - A discrepancy in the calculations used to estimate the obligation was noted, which resulted in a difference of \$110,029. This has been corrected through an adjustment.
- Asset Retirement Obligations – Landfills
 - The District has recognized a liability of \$390,845 relating to the landfill, which is a decrease of \$62,298 from 2022.
 - KPMG agrees with management's estimate of the obligation.
- Transfers from Other Governments
 - The District recognized into revenue a total of \$4.8 million into government transfers from Federal, Provincial and Local Governments, including \$2,874,000 from the Province through the Growing Communities grant.
 - KPMG noted no issues in their testing.

- Significant Deficiencies in Internal Control over Financial Reporting (ICFR)
 - KPMG noted no issues in their testing over ICFR or other controls.

5. STAFF REPORTS

(a) Report dated May 13, 2024 from the Director of Finance Re: 2023 Audited Consolidated Financial Statements

Moved / Seconded

THAT the 2023 consolidated financial statements of the District of Hope be approved;
and

FURTHER THAT the Independent Auditor's Report be received; and

FURTHER THAT the Independent Auditor's Report be attached to the consolidated financial statements of the District of Hope. **CARRIED.**

(b) Report dated May 3, 2024 from the Deputy Corporate Officer Re: E-Mail Poll of Council for the Hope Mountain Centre Trail Restoration Project

Moved / Seconded

THAT Council ratify the e-mail poll of April 29, 2024:

THAT Council of the District of Hope issue a letter of support to the Hope Mountain Centre for their proposed Trail Restoration Project. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He attended Bernadette Hogan Simpson's 100th birthday at the Fraser Hope Lodge.
- He attended the Fraser Canyon Healthy Communities Committee meeting in Boston Bar, noting that 72 people attended to express their concerns about medical care in the Fraser Canyon and to discuss a transportation system to serve the entire area.
- He took part in the Communities in Bloom Weed and Feed Cleanup at the berm of Mount Hope, and thanked Hope Panago for their continued support in feeding the volunteers. He added that Communities in Bloom also completed the planters for the May long weekend.
- He attended the Upper Fraser Valley RCMP BBQ in Chilliwack where he discussed issues with RCMP management and the City of Chilliwack Mayor.
- He took part in the annual Ronald McDonald House fundraiser at the Hope McDonalds by working the drive-thru window.
- He noted that Addie Murphy, co-chair of the Canyon Golden Agers Society, has reached out for defibrillator training. He added that the Hope Fire Department will also be providing fire extinguisher training.

- He attended the LMLGA conference alongside over 300 delegates, noting that 60 resolutions were voted on with homelessness, overdose problems, and transportation being the key topics.
- He announced that the Fraser Valley Regional District has signed a five-year agreement with the BC Wildfire Service for use of the regional airpark in Hope and the airstrip in Boston Bar.

Councillor Medlock Reported:

- He attended the April 29th Committee of the Whole meeting on the Small-Scale Multi-Unit Housing Zoning Bylaw Update.
- He noted that over \$43,000 was raised for the Ronald McDonald House during the recent fundraiser.

Councillor Smith Reported:

- He noted that the bathrooms located at the 6th Avenue Ballpark have been closed during Hope Minor Softball practices and games, he will be sending an email to Staff to inquire about having them opened.

Councillor Stewin Reported:

- She took part in the Bad Rock bus tour with guide Sonny McHalsie, noting that it was an excellent tour.
- She noted that a Hope Inclusion Project meeting will take place on May 14th.

Councillor Wells had nothing to report.

8. PERMITS AND BYLAWS

**(a) Report dated April 30, 2024 from the Director of Community Development
Re: Geotechnical Hazard and Flood & Erosion Hazard Development Permit for
66631 Kereluk Road**

Moved / Seconded

THAT a District of Hope Geotechnical Hazard and Flood & Erosion Hazard Development Permit be approved for the property legally described as Lot 20 District Lot 56 Yale Division Yale District Plan 30760; PID 003-852-431 for the construction of a single-family dwelling and detached shop subject to the District of Hope receiving satisfactory certified reports from the qualified professionals confirming a site-specific safe building envelope for the property at 66631 Kereluk Road; and

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

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on May 13, 2026; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “substantially start any construction” shall mean the placement of the foundation for single family dwelling as certified safe by a qualified professional. **CARRIED.**

(b) ***District of Hope 2024 Annual Tax Rate Bylaw No. 1579, 2024***

Moved / Seconded

THAT *District of Hope 2024 Annual Tax Rate Bylaw No. 1579, 2024*, be adopted this 13th day of May, 2024. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) **For Information Correspondence**

Moved / Seconded

THAT the For Information Correspondence List dated May 13, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

(a) **Letter of Support**

Re: New Pathways to Gold – 1926 Alexandra Bridge Rehabilitation Project

Moved / Seconded

THAT Council of the District of Hope issue a letter of support to the New Pathways to Gold Society for their application to the Outdoor Recreation Council of British Columbia's Outdoor Recreation Fund of BC April 2024 Intake for the Alexandra Bridge Rehabilitation Project. **CARRIED.**

11. QUESTION PERIOD

There were no questions.

12. NOTICE OF NEXT REGULAR MEETING

Monday, May 27, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:23 p.m. **CARRIED.**

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

Mayor

Director of Corporate Services

BC
CANCER
FOUNDATION



TOUR DE CURE

PRESENTED BY


WHEATON™
PRECIOUS METALS

24 - 25 AUGUST, 2024



2023 SITE OVERVIEW

Understanding the concert series remains part of the 2024 Calendar we will proceed with the same approach to set-up as in 2023.

- All equipment delivered Friday afternoon (United Rentals)
 - Secured by fencing on 3rd ave near tennis courts
 - Includes, Forklift, lighting tower, golf carts
- Set-up will commence on Saturday 24th at 8am and be completed by approx. 8pm (weather dependent)
- Teardown to be completed by Monday 25th
- On-site contact will be Joanna Carey
 - Same as 2023
 - Day-to-day contact remains Erin Ruth Clare



LOGISTICS

2024 OVERVIEW

The perimeter of the event will remain the same as 2023

- Riders ride down Wallace street towards the finish line
 - Finish Line will now be a truss vs. inflatable arch
- We will work with the Utilities department to secure closure for the following
 - 3rd Ave between Park & Wallace
 - 4th Ave between Park & Wallace
 - Wallace between 3rd and 4th
- There will be 24-hour security starting Friday afternoon through Monday 6pm (Allegiance 1)
- A dedicated Medical Tent will be on-site (Odessa)
- Buses for rider transportation on Park Street (Traxx)
- Transport trucks on 3rd Ave (AMJ)



SITE SET-UP

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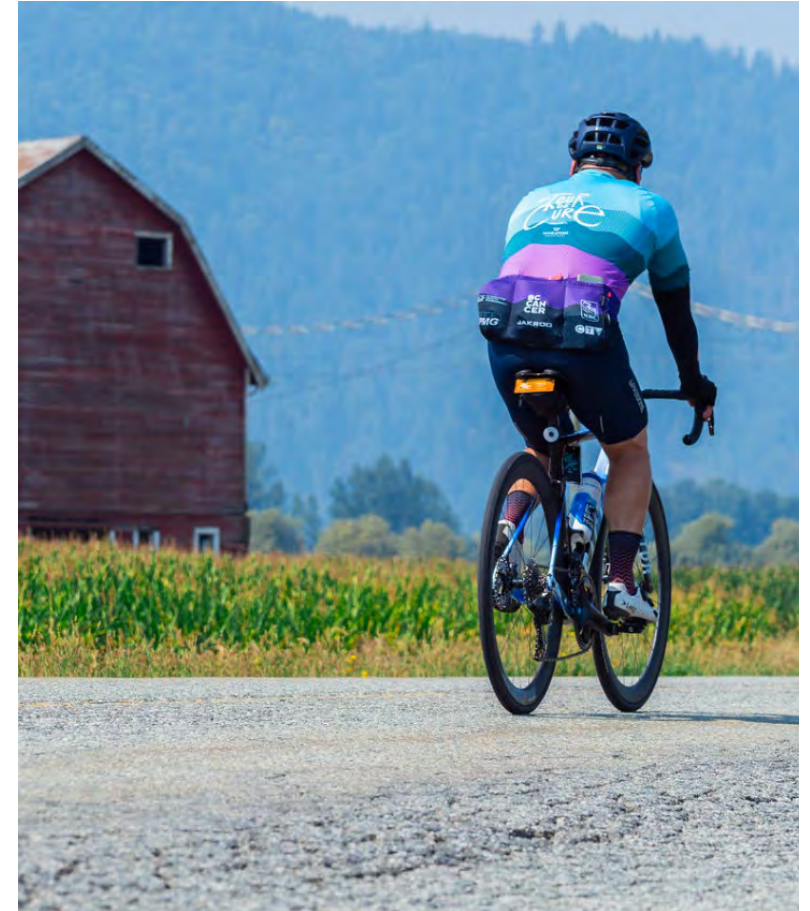


FINISH LINE - HOPE

START TIME

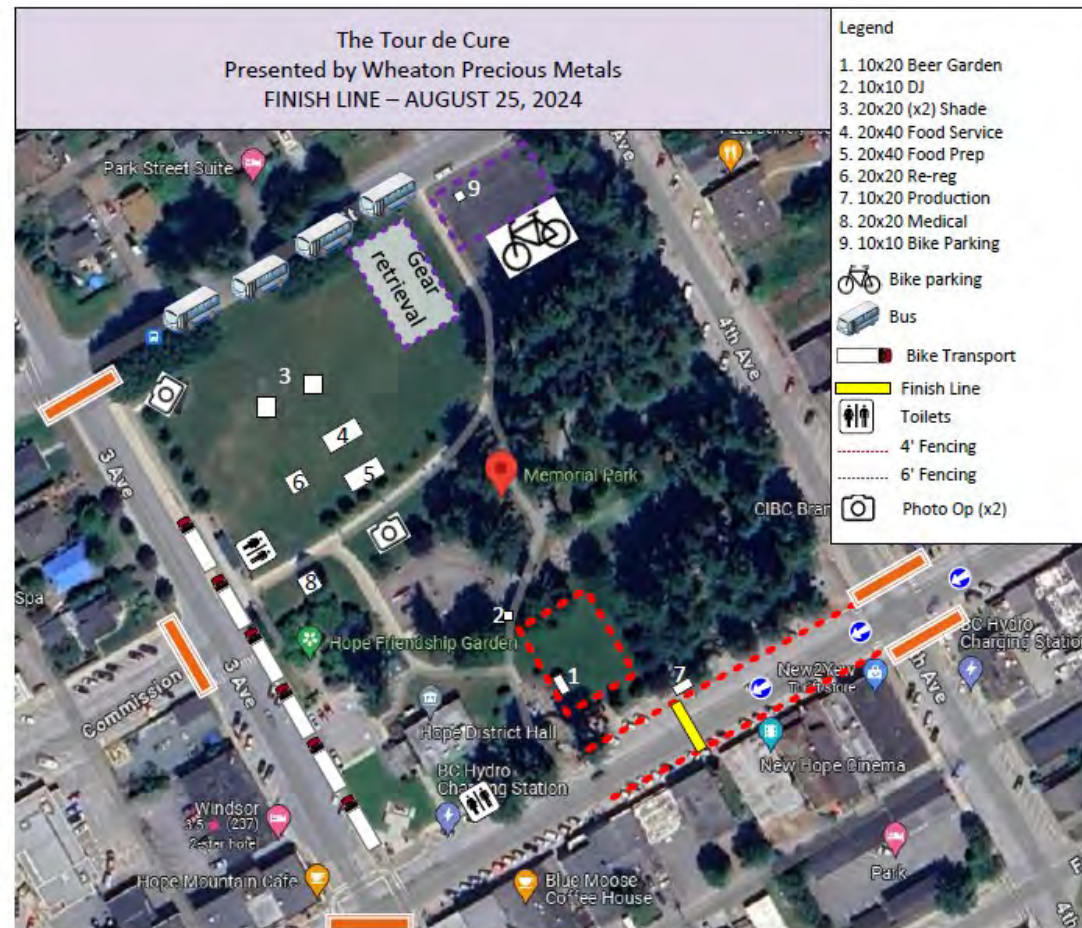
We will departing from Heritage Park in Chilliwack on Sunday, 25 August at 7 a.m.

- Waves released every 15 min from 7 a.m.–8:15 a.m.
- Anticipated time of arrival for first riders 10 a.m. with the remaining riders arriving throughout the course of the day
- We estimate the last riders to be arriving approx. 4 p.m.



2024 SITE OVERVIEW

Our proposed site will leverage the same footprint as 2023 with some slight modifications to locations of tents.



AMENITIES

Upon arrival to Hope we will be providing the following for the rider's post-event

- Hot showers – portable units brought in Sunday morning
- Port-a-potties – we will work to have on-site restrooms staffed and opened as we did in 2023
- Secure bike storage
- Food & Beverage (BBQ)
- Beer Garden
 - License to be provided
 - Hosted by Red Truck Brewery
 - Security will be checking I.D. and staffing the garden
- DJ at the Finish Line



Questions

BC
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TOUR DE CURE

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District of Hope
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Progress Report-FireSmart Hope

Work to Date and Next Steps



2024-05-21



019

Context

The Community Resiliency Investment (CRI) program was announced by the provincial government in 2018 and is intended to reduce the risk of wildfires and mitigate their impact on BC communities. This fund is administered by the Union of BC Municipalities (UBCM).

The District of Hope was granted funding under this program for the FireSmart Community Funding & Supports stream in March of 2024 and was assessed to be in a High-Risk area of the province. Funding was provided for 1 year in the amount of \$199,790.

This funding stream is designed for two purposes.

1. Provides funding to local governments and First Nations in BC to increase community resiliency to wildfire
2. Undertakes FireSmart planning and activities



What is FireSmart?

FireSmart is founded on 7 disciplines.

The disciplines address wildfire preparedness from different angles.

They are legislation & planning, education, development considerations, vegetation management, emergency planning, training, and inter-agency cooperation.

Together, these disciplines help educate and prepare residents, their homes, neighborhoods, critical infrastructure and vital natural resources from wildfire. This is a shared responsibility involving all homeowners, neighborhood leaders, all levels of government and participation from the private sector.



Funding Requirements

To become eligible for ongoing, multi-year funding under this program the District is mandated to achieve three foundational outcomes in the first year.

1. Hire and train a qualified FireSmart Coordinator to manage the program locally
2. Create and adopt a Community Wildfire Resiliency Plan (CWRP).
3. Join and participate in a regional Wildfire Resiliency Committee





The FireSmart Roadmap

Three foundational elements should be completed before the road map:

1. Establish a FireSmart Coordinator position
2. Move towards/complete a Community Wildfire Resiliency Plan
3. Implement a Community FireSmart Resiliency Committee

ENGAGEMENT PHASE

Building awareness. Focus on building an understanding of the risk of wildfire and the benefits of developing and growing a local FireSmart program. Examples:

- FireSmart Training
- Distribute FireSmart resources
- Wildfire Community Preparedness Day
- Attend FireSmart BC Conference/Wildfire Urban Interface Symposium
- Home ignition zone assessments

01

INTEGRATION PHASE

Long-term and permanent changes to support community wildfire resiliency. The focus is on development considerations and collaboration with partners. Examples:

- FireSmart BC Library program
- Amend Official Community Plans,
- Comprehensive Community Plans
- Development Permit Areas
- FireSmart BC Plant Program

04

INITIATIVE PHASE

Taking action and implementing local FireSmart activities. The focus is on building capacity both in people and your community's capacity to withstand wildfire events. Examples:

- FireSmart Canada Neighbourhood Recognition Program
- FireSmart assessments for critical infrastructure and community assets
- Assess community water delivery ability; FireSmart Structure Protection Trailer
- Home Partners program
- Local rebate programs

02

EXPANSION PHASE

FireSmart activities within the eligible WUI. The focus is on broader community planning. Examples:

- Farm and Ranch Wildfire Preparedness
- FireSmart policies and practices
- Prescriptions and/or burn plans
- Undertake treatments, including cultural and prescribed fire

03

Progress To Date- Foundational Stage

1. The Hope Fire Department has hired a FireSmart Coordinator. Local FireSmart Representative training is completed, and the department will host the Wildfire Mitigation Specialist training in June. This will allow us to support the full spectrum of FireSmart programs available.
2. The FireSmart Coordinator has published a RFP seeking vendors to help complete the Community Wildfire Resiliency Plan with delivery slated for January 2025. (Funded under the CRI stream)
3. FireSmart Hope has joined the Regional Wildfire Resiliency Committee



Progress To Date- Engagement Stage

1. FireSmart Hope has started to deliver Home Ignition Zone Assessments for residents of the District. To date, four have been completed and residents have been delivered reports detailing recommendations.
2. The FireSmart Coordinator, alongside officers from the Hope Fire Department attended the 2024 Wildfire Resiliency Summit and FireSmart Coordinator Zone Meetings in Prince George in April.
3. Five Neighborhood Hazard Assessments have been completed.
4. FireSmart Hope will present to the Hope Gardening Society in June.



Next Steps

1. FireSmart Hope to attend a minimum of 12 Community events. These include weekly farmers markets as well as Brigade Days.
2. We will continue to conduct Neighborhood Hazard Assessments to facilitate both the Neighborhood Recognition Program as well as the Home Ignition Zone Assessments and Home Partners Programs.
3. Creation of a rebate program, utilizing existing funding, to help defray costs to residents for wildfire mitigation work conducted on their properties. Up to \$500 for 50% of costs incurred
4. Critical Infrastructure Assessments to be completed to become eligible for mitigation funding in our next round.
5. Update of District website with program information



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QUESTIONS?





REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: May 17, 2024

FILE: 7380-01

SUBMITTED BY: Thomas Cameron, Fire Chief

MEETING DATE: May 27, 2024

SUBJECT: FireSmart Program Update

PURPOSE:

The purpose of this report is to provide Council with an update on the District of Hope FireSmart Program.

RECOMMENDATION:

THAT the report dated May 27, 2024 regarding the FireSmart Program Update be received by Council for information.

A. Relevant History:

The District of Hope has secured a Community Resilience Investment Program grant in the amount of \$199,879. This grant is funded by the BC Ministry of Forests and is administered through the Union of BC Municipalities and was awarded for the creation of a FireSmart program in our District.

Supported by FireSmart BC and FireSmart Canada the District of Hope FireSmart program was funded for one year with a mandate to create the program and complete the initial requirements to be eligible for ongoing, multi-year funding moving forward.

Overall, the goal of the FireSmart program is to reduce the risk posed to lives and property values by wildfire events by administering programs to educate residents and community stakeholders on best practices and encourage mitigation activities that make a meaningful difference to outcomes from those events.

The key requirements of the first-year grant are.

1. Hire and onboard a full time FireSmart resource to manage and promote FireSmart programs in our area of interest (The District of Hope)
2. To join and participate in a regional Wildfire Resilience Committee
3. To create and adopt a Community Wildfire Resilience Plan.

To date the following goals have been achieved.

1. A qualified FireSmart Coordinator, David Hick, has been hired and began work on April 2, 2024. This is an exempt position in the district with a one-year contract.
2. FireSmart Hope has joined the Fraser Valley Wildfire Resilience Committee and is also participating with a smaller regional committee that the Chawathil First Nation has organized.
3. FireSmart has developed and released an RFP seeking vendors to help us complete our 2024 Community Wildfire Resilience Plan.

Initial programs offered by the FireSmart program in Hope include:

Education- FireSmart Hope is available to present community groups, educators, businesses or residents and deliver accurate information on the risks posed by wildfire events and the credible actions that can be taken to mitigate against catastrophic losses.

Community Engagement-The FireSmart team has worked to create a display and the supporting educational materials required to be on-site delivering education at community events as well as in the digital space. Initial actions completed include the purchase of materials, the creation of a Facebook page for promotion purposes as well as the creation of a digital contact card that residents can use to access information, book assessments or contact the team. The team will be present at the Friday Farmers Markets, Brigade days and at several community events throughout the summer. The next step in this program is the update of the District of Hope website to highlight FireSmart programs and create another path for residents to access services. This will be completed by June 15.

Home Ignition Zone Assessments- This is a free service where residents can receive a qualitative assessment of their property that details recommended mitigation actions in a written report. The next step is the roll out of a program where residents that complete any or all the recommended actions will be eligible to receive a rebate from the District of Hope, up to a maximum of \$500, for completed work and the related supplies. This \$500 is funded through the Community Resilience Investment Program grant and will be administered by FireSmart Hope.

Home Partners Program- This is a federal program that is like the Home Ignition Zone Assessments. In this case, certified Wildfire Mitigation Specialists from the Hope Fire Department will assess a property in much greater detail to help homeowners create a complete mitigation plan. Once that mitigation work is complete, a second audit is completed, and the data registered with FireSmart Canada. Homeowners completing this work will be have their properties certified as FireSmart and become eligible for reduced rates on home insurance from participating vendors like BCAA and Co-Operators. Homeowners can apply for up to \$1000 in rebates against their

incurred costs. This funding is not drawn from the district grant but from federal program funds.

Neighborhood Recognition Program- In this program, the local FireSmart representative works with neighborhood champions and committees to create a shared neighborhood mitigation plan. This can be as simple as bringing in a chipper to help residents dispose of green waste or communal gravel purchases to help them create small firebreaks on their properties. The funding for this program is provided by FireSmartBC and is not taken from the grant funds.

As a component of this program, FireSmart Hope is conducting neighborhood wildfire threat assessments and intends to deliver those written reports to residents. The goal is to motivate the creation of neighborhood committees or request for Home Ignition Zone assessments. To date, five neighborhood assessments have been completed in the East Kawkawa Lake area.

Finally, as a requirement for ongoing funding of mitigation work to be conducted around critical assets, FireSmart Hope is conducting *Critical Infrastructure Hazard Assessments* over the coming months. These will result in reports recommending mitigation prescription for each asset and will allow the district to apply for funding to complete that work in our 2024 application which will be submitted by September 2024.

Prepared by:

Approved for submission to Council:

Original Signed by Thomas Cameron

Thomas Cameron, Fire Chief

Original Signed by John Fortoloczky

Chief Administrative Officer



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: May 22, 2024

FILE: 6440-02

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: May 27, 2024

SUBJECT:

**SMALL-SCALE MULTI-UNIT HOUSING
ZONING BYLAW UPDATE**

PURPOSE:

To obtain Council's approval to update *District of Hope Zoning Bylaw No. 1324* to comply with the small-scale multi-unit housing (SSMUH) requirements that are part of *Bill 44, 2023 Housing Statutes (Residential Development)* and outline how the District of Hope has addressed the recommendations from the Provincial Policy Manual & Site Standards for complying with *Bill 44*. As per *Bill 44*, a public hearing must not be held when considering the zoning bylaw update to comply with *Bill 44*.

RECOMMENDATION:

THAT *District of Hope Zoning Amendment Bylaw No. 1580, 2024* be given first, second, and third readings to update *District of Hope Zoning Bylaw No. 1324* to comply with *Bill 44, 2023 Housing Statutes (Residential Development)*.

ANALYSIS:

Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act:

On November 30, 2023 *Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act*, received royal assent.

Small-Scale Multi-Unit Housing (Zoning Bylaw updated by end of June 2024):

The following must be permitted in zones currently allowing for single family and duplex housing within the regional growth boundary and connected to community sewer and water:

- Parcels of land 280 square metres or smaller must allow a minimum of three units.
- Parcels of land larger than 280 square metres must allow a minimum of four units.

All municipalities that have over 5,000 in population as of the 2021 census are required to comply with the housing legislation related to small-scale multi-unit housing. It should be noted that up to 6 units are to be permitted in areas with frequent transit, but this does not apply to the District of Hope.

Previously, if a property owner wanted to add more housing to their property, they would have to apply to rezone the property. The new housing rules mean that the district must change the zoning on those properties to allow up to four housing units, so that property owners do not have to rezone their property to build more housing.

The new housing rules mean that up to four housing units will be allowed on most properties in single-family neighbourhoods. As shown below, examples could include secondary suites, detached accessory dwelling units, duplexes, triplexes, and fourplexes.



Source: BC Ministry of Housing

While up to three or four units must be permitted depending on lot size, owners still have the option to construct fewer units on the parcel if they wish. An owner can choose to construct one single family home on a parcel with no suites if they want to.

For the development of up to three to four units to be feasible, the province has produced a Provincial Policy Manual & Site Standards that includes recommendations for parking; front, rear, and side yard setbacks; lot coverage; and height. The more flexibility provided; the more feasible developments are. Municipalities can consider their local context and develop regulations that are reasonable in nature for the local setting. Development permit areas will continue to apply.

The District of Hope has hired Stantec Consulting Ltd. to assist with updating the district's zoning bylaw to comply with Bill 44. Stantec presented at the Committee of the Whole meeting on April 29 to provide an overview of what is required by the province, the process for updating the zoning bylaw, reviewed the proposed changes to the zoning bylaw, and provided visual layouts of how the Small-Scale Multi-Unit Housing (RS-1) Zone could be implemented. "Council Workshop Presentation" is included as an attachment.

Public Engagement:

There was a public drop-in style open house from 4-7pm on Tuesday, April 30, in Council Chambers at the District Hall. Advertising was done via the district newsletter, the Hope Standard, social media, and posters located at the District Hall. There was also an information page for people to learn more and provide feedback from Tuesday, April 30, to Friday, May 10. A summary of the feedback received is included as an attachment titled “What We Heard Report – SSMUH”.

Seventeen people attended the open house. Twenty-three people provided comments online via the feedback box. Most attendees were curious about what was proposed or interested in what they could now do with their properties. Online some voiced concerns about the provincial direction to allow 3-4 units per lot, but these concerns were not directed at the district’s approach.

Some key concerns that were heard at the open house and online were height, parking, and infrastructure. As is shown subsequently in the report – height is unchanged for principal buildings and parking requirements account for Hope as a small town with limited transit. Infrastructure is being considered and the district has applied for an extension request for SSMUH implementation in Silver Creek and East Kawkawa Lake until water infrastructure is upgraded in those areas.

Additional feedback will be monitored during the initial implementation period of SSMUH and will inform the wider zoning bylaw and OCP update process required by the province to be adopted by Council by no later than December 31, 2025.

District of Hope Approach to Complying with Bill 44:

New Small-Scale Multi-Unit Housing (RS-1) Zone:

To accommodate SSMUH, the six zones that permitted single family homes, duplexes, secondary suites, and secondary dwellings have been consolidated into one new zone.

Affected zones include:

- Single Family Residential (RS-1) Zone
- Single Family Residential with Secondary Dwelling (RS-1S) Zone
- Single Family Residential with Secondary Suite (RS-1T) Zone
- Compact Single Family Residential (RS-2) Zone
- Compact Single Family Residential with a Secondary Suite (RS-2T) Zone
- Two Family Residential (RT-1) Zone

The new zone is the Small-Scale Multi-Unit Housing (RS-1) Zone.

As noted earlier, while the legislation is clear about the prescribed number of units that must be permitted, there is some flexibility for the District of Hope to account for the local context by making decisions about specific considerations associated with new development such as setbacks, building height, and off-street parking requirements. In developing this new zone, an effort was made to move towards the provincial policy guidance and consider the local context.

Permitted Uses:

Six zones were consolidated into one as currently the main difference between many of the zones was permitted uses – single family residence, single family residence with secondary suite, single family residence with detached accessory dwelling, compact single family residence, compact single family with secondary suite, and duplex. Single family residence, duplex, secondary suite, and detached accessory dwelling are now all permitted in the draft SSMUH (RS-1) Zone to enable up to four units per lot. Townhouses were also added, as the province encourages local governments to not limit tenure and leave these decisions to the developer and unit owners. Townhouses could be in varying forms – rowhouses, stacked, or back-to-back.

Principal Buildings:

One principal building is permitted per parcel in the RS-1 Zone. This is to retain neighbourhood character.

Lot Servicing:

As part of developing the proposed approach to Bill 44 compliance, staff undertook a review of municipal servicing across the District of Hope. This review revealed that several lots within the SSMUH zone are not fully serviced by community and water services in the Silver Creek and East Kawkawa Lake areas. Instead of creating separate SSMUH zones based on a lots existing servicing, the SSMUH Zone does allow for lots that are not fully serviced but limits them to a maximum of two dwelling units in alignment with Provincial recommendations.

As Council is aware, the district has requested an extension from the Province for SSMUH implementation in Silver Creek and East Kawkawa Lake until water infrastructure is upgraded in those areas. If granted this would prevent any additional density on SSMUH zoned lots in these areas over and above a one family residence, until infrastructure upgrades are completed. The district recognizes the provincial requirement to not restrict densities related to SSMUH, but as noted in the extension request submitted in April 2024 this is a pre-existing issue in these areas identified in the Water Master Plan in 2019. Once the water infrastructure issues are resolved and there is no longer risk to public safety from increased densities, the district will proceed with SSMUH implementation in these areas.

The highlighted approach enables lots that are not fully serviced to benefit from two dwellings once infrastructure upgrades are complete, and up to three and four dwelling

units once they are fully serviced, all without the need for rezoning. This incentivizes connection to municipal servicing, reduces municipal review times associated with rezonings, and meets the intent of Bill 44 to direct more intensive use of land to lots which are fully serviced.

Lot Size:

While the general approach was to adopt the more flexible requirement of the consolidated zones, the one exception to this was minimum parcel size. With the increase in lot coverage by buildings and impervious services, the minimum lot size of the existing RS-1 zone (460 square metres) was chosen instead of the minimum lot size in the existing RS-2 zone (375 square metres). A key reason for this is to ensure adequate stormwater absorption.

Lot Width:

Lot width within the new RS-1 Zone is 12 m. It was previously 12m in the Compact Single Family RS-2 Zone and 15m in the Compact Single Family Residential RS-1 Zone. The 12 m was adopted to provide greater flexibility for lot layouts while still having the same lot width as some of the consolidated zones.

Setbacks:

For rear, interior side, and exterior side lot lines, the most flexible setbacks from the consolidated zones were chosen. The setbacks are greater in some cases than those recommended by the province but were chosen to retain existing neighbourhood character, while still increasing the development potential of parcels by choosing the most flexible of the existing rear, interior, and exterior side lot setbacks from the consolidated zones.

For the front lot line setback, the SSMUH (RS-1) Zone has a 4m setback. This is less than the 6m setback currently permitted in the Compact Single Family Residential (RS-2) Zone and the 7.5m setback permitted in the existing Single Family Residential (RS-1) Zone, but larger than the provincial guidance of minimum of 2m. The province does note in their policy manual that a front lot line setback of 4-6m may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications. The 4 metres was chosen to account for Hope's rural streetscapes, but also considered development feasibility.

For context, the CD-3 Zone on the corner of 3rd Avenue and Park Street opposite Memorial Park has a front lot line setback of 4.6m.

Height:

The maximum building height in the proposed SSMUH (RS-1) Zone is 10m, which is the same as the existing RS-1 Zone (10m), higher than the RS-2 Zone (8m), but lower than the provincial recommendation of 11m. The height was chosen to retain neighbourhood character.

Detached Accessory Dwelling Unit height was increased to 6m from 5m to provide greater development feasibility, but still much lower than the 10m of the principal building. The accessory building maximum height is 5m for the new RS-1 Zone which is consistent with the more permissive of the accessory building heights from the consolidated zones which ranged from 4-5m.

Max Lot Coverage:

Maximum lot coverage increased to 50% for all buildings, this is consistent with the provincial recommendation. It was previously 45% for all the consolidated zones. A new regulation was added for impervious surfaces, with a maximum lot coverage of 70% for impervious surfaces. This is to ensure that stormwater absorption will remain adequate.

Parking:

Proposed Off-Street Parking Requirements in the draft SSMUH (RS-1) Zone:

- 2 spaces per one family residence
- 1.5 spaces per two family residence
- 1.25 spaces per townhouse unit
- 1 space per secondary suite or detached accessory dwelling unit

The Provincial Policy Manual recommends a maximum of 1 space per unit but does note that higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.

The off-street parking requirements in the draft SSMUH (RS-1) Zone were chosen to account for Hope being a smaller community with limited public transportation, the need for snow removal, but also the development feasibility of the parcels. The higher the parking requirements, the less developable a parcel becomes and for this reason the parking requirements for duplexes and townhouses are slightly lower than the existing duplex and townhouse zones, moving from 2 parking spaces per duplex unit to 1.5 per duplex unit, and 1.5 per townhouse unit to 1.25 in this zone. The off-street parking requirements for single family houses, secondary suites, and detached accessory dwelling units are unchanged.

Access and Outdoor Amenity Area:

These are new additions to ensure livability for new SSMUH units. All units are to have access to a minimum of 1.2 m paved or gravel path providing pedestrian access. Also new is a requirement for each unit (except secondary suites) to be provided with an outdoor amenity area for its exclusive use, that has a minimum width of 2.5 metres and area of 10 square metres.

Rural Zones:

For the portions of municipalities outside of urban containment boundaries or regional growth boundaries, zones that permit single family dwellings as a principal use are required to permit a secondary suite and/or an accessory dwelling unit. Zones that fall into this category in the District of Hope are the Rural Zones – Limited Use (L-1) Zone, Agricultural (AG-1) Zone, Rural (RU-1) Zone, and Country Residential (CR-1) Zone.

These zones already permitted detached accessory dwelling units. Secondary suites have now been added to the list of permitted accessory units which now includes a secondary suite, detached accessory dwelling unit, employee residence, or mobile home. The secondary suite is a new addition since the April 29, 2024, Committee of the Whole meeting and was added due to interest in secondary suites as an accessory use in these areas and to increase the options available for accessory units in these zones.

Comprehensive Development Zones:

Comprehensive Development Zones that are affected by the legislation and the zoning bylaw update include the following:

- Comprehensive Development (CD-3) Zone (690 Third Avenue)
- Comprehensive Development (CD-7) Zone (64295 Flood Hope Road)

The CD-3 Zone has been updated to permit the required number of units. The CD-7 Zone is not interpreted as being a restricted zone, as it permits ground oriented multiple family residential as well as single family homes. As this zone referenced the Compact Single Family (RS-2) Zone, and the RS-2 Zone is being consolidated into the new RS-1 Zone, CD-7 has been updated to reference and be consistent with the updated RS-1 Zone.

Changes Since the April 29, 2024, Committee of the Meeting:

A couple of changes have been made to the draft zoning bylaw presented at the April 29, 2024, Committee of the Whole meeting.

The draft RS-1 Zone presented at the meeting allowed for when existing accessory buildings are converted into detached accessory dwelling units, they could retain their existing setbacks. Upon further review, staff are concerned this could cause more problems than benefits and have removed this.

As noted earlier, secondary suites were added as a permitted accessory use in the Rural Zones including Limited Use (L-1) Zone, Agricultural (AG-1) Zone, Rural (RU-1) Zone, and Country Residential (CR-1) Zone. This was done due to interest in having this option and for increased flexibility. To not exceed the density permitted for partially or un-serviced RS-1 lots but still increase flexibility for different types of accessory units, the Rural Zones will be permitted to have a secondary suite, detached accessory dwelling unit, employee residence, or mobile home.

Official Community Plan (OCP) Bylaw 1378

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

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

The District is required to comply with the legislation. Goal 2 in the OCP for residential neighbourhoods states 'include a diversity of housing options to meet community needs'.

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

The District is required to comply with the legislation. The changes increase flexibility for small-scale housing developments and will provide more diverse forms of housing in the community.

3. Will it provide a good return on investment?

The District is required to comply with the legislation. The changes will provide more flexibility for property owners over what they can build.

Attachments and Links:

- Bylaw No.1580 Small-Scale Multi-Unit Housing with Map
- What We Heard Report - SSMUH
- SSMUH Benchmark Comparison Table – Development Parameters
- Hope Zoning Comparison Table – Development Parameters
- Hope Zoning Comparison Table – Restricted Zones
- Presentation for the Committee of the Whole April 29, 2024
- Bill 44, 2023 *Housing Statutes (Residential Development) Amendment Act*
- District of Hope Zoning Bylaw Map

[Bill 44 - Housing Statutes \(Residential Development\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)

- Regulations for the *Housing Statutes (Residential Development) Amendment Act Order in Council 673/2023 (gov.bc.ca)*
- Provincial Policy Manual & Site Standards (SMMUH)

[Provincial Policy Manual & Site Standards: Small-Scale, Multi-Unit Housing \(gov.bc.ca\)](#)

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



DISTRICT OF HOPE

BYLAW NO. 1580

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

Whereas in the fall of 2023, the Government of British Columbia passed Bill 44: Housing Statutes (Residential Development) Amendment Act which amends the *Local Government Act* to support the supply of more homes in British Columbia. The amendment requires all municipalities and regional districts in the province to update their zoning bylaws by June 30, 2024.

And whereas Council of the District of Hope deems it appropriate to amend Zoning Bylaw No. 1324 by rezoning specific parcels of land to allow small-scale, multi-unit housing in land use zones that are otherwise restricted to single family dwellings or duplexes.

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. 1580, 2024”***.

ENACTMENT

2. That all parcels of land situated in the District of Hope, British Columbia, and zoned
 - 10.1 Single Family Residential (RS-1);
 - 10.2 Single Family Residential with Secondary Dwelling (RS-1S);
 - 10.2A Single Family Residential with Secondary Suite (RS-1T);
 - 10.3 Compact Single Family Residential (RS-2);
 - 10.3A Compact Single Family Residential with Secondary Suite (RS-2T); and
 - 10.4 Two Family Residential (RT-1)

are hereby rezoned to a new Small-Scale Multi-Unit Housing (RS-1) zone and the Zoning Map Schedule “B” of the District of Hope Zoning Bylaw 1324 is hereby amended to reflect this rezoning.

3. That sections:
 - 10.1 Single Family Residential (RS-1);
 - 10.2 Single Family Residential with Secondary Dwelling (RS-1S);
 - 10.2A Single Family Residential with Secondary Suite (RS-1T);
 - 10.3 Compact Single Family Residential (RS-2);
 - 10.3A Compact Single Family Residential with Secondary Suite (RS-2T); and
 - 10.4 Two Family Residential (RT-1)

of District of Hope Zoning Bylaw 1324 be deleted in their entirety, any reference to the above mentioned zones be renamed Small-Scale Multi-Unit Housing (RS-1); and, any reference to Secondary Dwelling be renamed Detached Accessory Dwelling Unit within the entire bylaw.

4. In the Rural Zones – Limited Use (L-1) Zone, Agricultural (AG-1) Zone, Rural (RU-1) Zone, and Country Residential (CR-1) Zone, the sections which list secondary dwelling, employee residence or mobile home as permitted accessory uses be amended to *secondary suite, detached accessory dwelling unit*, employee residence, or mobile home.
5. The following new 10.1 section be added to Zoning Bylaw 1324:

10.1 SMALL-SCALE MULTI-UNIT HOUSING (RS-1) ZONE

10.1.1 PURPOSE

- .1 The purpose of this zone is to accommodate low density *residential use* on land serviced by a *community water system* and *community sanitary sewer system*, up to a maximum of four (4) *dwelling units* on a *parcel*.

10.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*;
 - b) *Two family residence*;
 - c) *Townhouse*.
- .2 The following shall be permitted as *accessory uses* to a *one family residence*:
 - a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Bed and breakfast*;
 - e) *Boarding*;
 - f) *Day care*;
 - g) *Home based business*, subject to Section 8.6.2;
 - h) *Preschool*.
- .3 The following shall be permitted as *accessory uses* to a *two family residence*:
 - a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Home based business*, subject to Section 8.6.2.

- .4 The following shall be permitted as *accessory uses* to a *townhouse*:
- a) *Accessory buildings or structures*, subject to Section 5.5;
 - b) *Home based business*, subject to Section 8.6.2.

10.1.3 CONDITIONS OF USE

- .1 A maximum of one *principal building* is permitted on a *parcel*.
- .2 The use of a parcel serviced by a *community sanitary sewer system*, but not a *community water system*, is restricted to a maximum of two *dwelling units*, including a *one family residence* and one *secondary suite* or one *detached accessory dwelling unit*.
- .3 The use of a parcel serviced by a *community water system*, but not a *community sanitary sewer system*, is restricted to a maximum of two *dwelling units*, including a *one family residence* and one *secondary suite*.
- .4 A *bed and breakfast* is restricted to 3 *sleeping units*.
- .5 *Boarding* is restricted to not more than 2 persons.
- .6 *Day care* and *Preschool accessory uses* are only permitted on *parcels* comprising an area of 460 square metres (~4,950 square feet) or greater.
- .7 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .8 A maximum of one *secondary suite* is permitted per *one family residence* and one *secondary suite* in each of the *two family residence* units.
- .9 A *secondary suite* shall comply with the British Columbia Building Code, as amended from time to time.
- .10 The floor area of a *secondary suite* shall be lesser than or equal to the floor area of the principal *dwelling unit* in which it is located.
- .11 The creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted.

10.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
- a) 460 square metres (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 925 square metres (~9,951 square feet) where there is either a *community water system* or a *community sanitary sewer system*, but not both, available to service the *parcel*;
 - c) 0.8 hectare (2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 12 metres (~39.5 feet), whichever is greater:
- a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 metres (~29.5 feet); or
 - b) In the case of *panhandle lots*, where the *panhandle access strip* shall be at least 6 metres (~20 feet) wide at all points, the *panhandle front lot line* shall approximate the required width of a regular *parcel* in this zone, at the discretion of the Approving Officer.
- .3 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

10.1.5 DENSITY, SITE COVERAGE, BUILDING HEIGHT, AND SETBACKS

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

Density, Site Coverage, Building Heights, and Setbacks for Small-Scale Multi-Unit Housing (RS-1) Zone		
Maximum Permitted Dwelling Units Per Lot *	Three <i>dwelling units</i> for <i>parcels</i> equal to or less than 280 square meters (~3,000 square feet) in size	Four <i>dwelling units</i> for <i>parcels</i> greater than 280 square meters (~3,000 square feet) in size
Maximum Site Coverage		
All Buildings **	50%	
Impervious Surfaces	70%	
Maximum Height		
Principal Building	10 metres (~33 feet)	
Detached Accessory Dwelling Unit	6 metres (~20 feet)	
Accessory Building or Structure	5 metres (~16.5 feet)	

Minimum Lot Line Setbacks for All Buildings			
Setback	Principal Use	Detached Accessory Dwelling Unit	Accessory Building or Structure
Front Lot Line ***	4 metres (~13 feet)	4 metres (~13 feet)	4 metres (~13 feet)
Rear Lot Line	4 metres (~13 feet)	1.5 metres (~5 feet)	1 metre (~3.5 feet)
Interior Side Lot Line ****	1.2 metres (~4 feet)	1.2 metres (~4 feet)	1 metre (~3.5 feet)
Exterior Side Lot Line	2.5 metres (~8 feet)	2.5 metres (~8 feet)	2.5 metres (~8 feet)
Minimum Separation of Buildings on the Same Lot			
Between a Principal Building and any Detached Accessory Dwelling Unit	3 metres (~10 feet)		

* More than one dwelling unit applies in accordance with sections 101.3.2 and 10.1.3.3 only to *parcels* serviced by both a *community water system* and a *community sanitary sewer system*.

** Properties serviced by septic tank only shall have a maximum site coverage of 35%.

*** In the case of *panhandle lots*, at the discretion of the Approving Officer, 4 metres (~13 feet) from the *front lot line* or the outer most *lot line* of the access strip.

**** See Section 5.8.7.

10.1.6 GENERAL REGULATIONS

10.1.6.1 Access

- .1 All *dwelling units* shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that:
- a) provides direct pedestrian access from the *dwelling unit* entrance to either an abutting street, or a rear *lane*.
 - b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet).

- .2 All *detached accessory dwelling units* when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

10.1.6.2 Outdoor Amenity Area

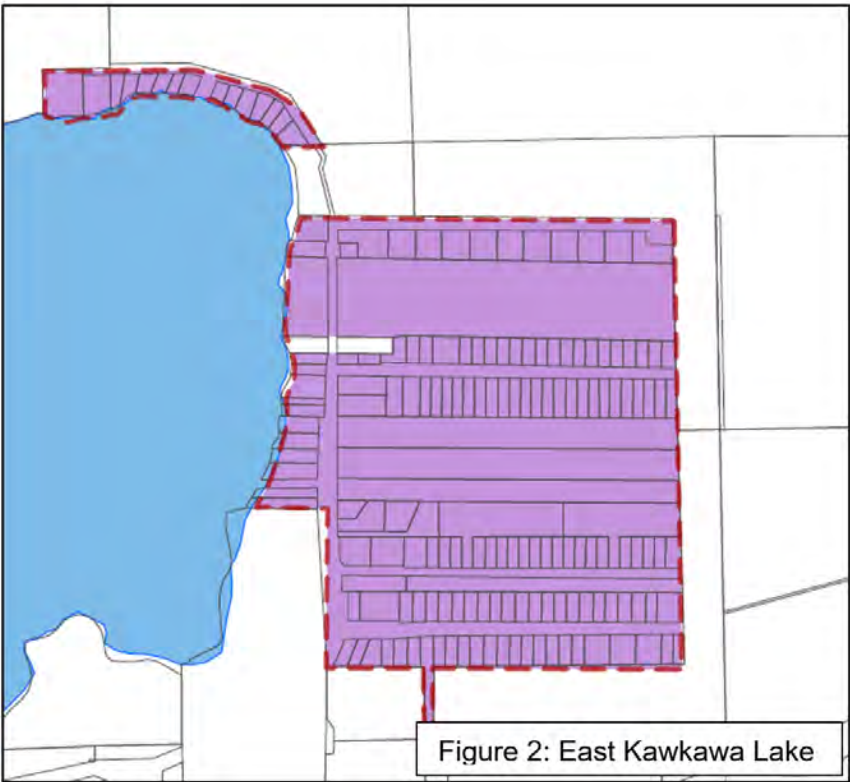
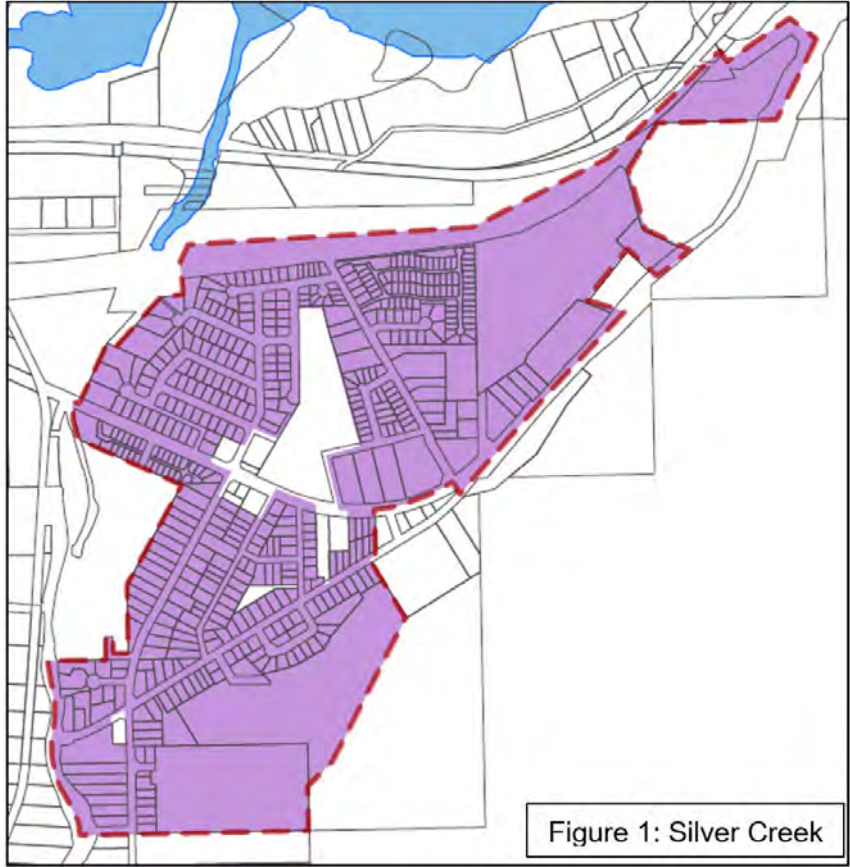
- .1 Each *dwelling unit* (excluding a *secondary suite*) shall be provided with an *outdoor amenity area* for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible directly from the *dwelling unit* it is to serve.

10.1.7 OTHER REQUIREMENTS

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

10.1.8 SPECIAL REGULATIONS

- .1 Despite 10.1.3.2 and 10.1.3.3, and except where the owner of a parcel applied for and received a building permit for more than one *dwelling unit* on the parcel prior to the completion of the District of Hope's Water Master Plan in March 2019, every *parcel* shaded purple on Figure 1 and Figure 2 shall be restricted to a maximum of a *one family residence*, until such time as the *community water system* is deemed by a qualified professional and approved by the District of Hope, to have sufficient capacity to safely service these parcels for the use otherwise permitted under section 10.1.2.



6. That the following sections within the 15.3 Comprehensive Development (CD-3) Zone for the site specific parcel at 690 Third Avenue be amended as follows:

15.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
- a) *One family residence;*
 - b) *Two family residence.*
- .2 The following shall be permitted as *accessory uses to a one family residence*:
- a) *Accessory buildings or structures, subject to Section 5.5;*
 - b) *Bed and breakfast;*
 - c) *Home based business, subject to Section 8.6.2;*
 - d) ~~Secondary dwelling.~~ *Detached accessory dwelling unit, subject to Section 8.9;*
 - e) *Secondary suite.*
- .3 *The following shall be permitted as accessory uses to a two-family residence:*
- a) *Accessory buildings or structures, subject to Section 5.5;*
 - b) *Home based business, subject to Section 8.6.2;*
 - c) *Detached accessory dwelling unit, subject to Section 8.9;*
 - d) *Secondary suite.*

15.3.3 CONDITIONS OF USE

- ~~.1 On a parcel there shall be no more than:~~
- ~~a) 1 one family residence; and~~
 - ~~b) 1 secondary dwelling.~~
- .1 *A maximum of one principal building is permitted on a parcel.*
- .8 *A maximum of one secondary suite is permitted per one family residence and one secondary suite in each of the two family residence units.*
- .9 *A secondary suite shall comply with the British Columbia Building Code, as amended from time to time.*
- .10 *A secondary suite shall be lesser than or equal to the floor area of the principal dwelling unit in which it is located.*
- .11 *The creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.*

15.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-3) Zone – 690 Third Avenue

<i>Maximum Permitted Dwelling Units per lot *</i>	<i>Three dwelling units for parcels equal to or less than 280 m2 (~3,000 ft2) in size</i>	<i>Four dwelling units for parcels greater than 280 m2 (~3,000 ft2) in size</i>
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DRAFT

7. That the following sections within the 15.7 Comprehensive Development (CD-7) Zone for the site specific parcel at 64295 Flood Hope Road be amended as follows:

15.7.2 PERMITTED USES

.1 The following ~~Compact Single Family (RS-2)~~ *Despite Section 10.1.2*, the following uses and no others shall be permitted in Area "A" being approximately 4486 m² (7.48% of the parcel) as revealed on Schedule B attached:

~~a) All permitted uses and accessory uses of the Compact Single Family (RS-2) listed in Zoning Bylaw 1324 as amended from time to time.~~

a) The following principal uses and no others shall be permitted:

a.1) One family residence.

b) The following shall be permitted as accessory uses:

b.1) Accessory buildings or structures;

b.2) Bed and breakfast;

b.3) Boarding;

b.4) Home based business;

b.5) One accessory building or structure per parcel or strata lot.

15.7.3 CONDITIONS OF USE

~~Compact Single Family (RS-2)~~ *Small-Scale Multi-Unit Housing (RS-1) Area*

.1 *Despite Section 10.1.3, the following conditions of use shall be followed:*

a) There shall be no more than 1 one family residence on a parcel.

b) No side of one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.

c) In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot.

d) All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of Zoning Bylaw 1324 as amended from time to time.

e) A bed and breakfast shall be limited to 3 sleeping units.

f) Boarding of not more than 2 persons shall be permitted in a one family residence.

- g) All home based businesses shall be subject to the home Based Business Use Regulations of Zoning Bylaw 1324 as amended from time to time.

15.7.4 REQUIREMENTS FOR SUBDIVISION

~~Compact Single Family (RS-2)~~ *Small-Scale Multi-Unit Housing (RS-1) Area*

.1 Despite Section 10.1.4, the following requirements for subdivision shall be followed:

- a) The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,030 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.
- b) The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~39.5 feet) whichever is greater.

15.7.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-7) Zone – 64295 Flood Hope Road

~~Compact Single Family Residential (RS-2)~~ *Small-Scale Multi-Unit Housing (RS-1) Zone*

Despite Section 10.1.5, the following site coverage, building height and setbacks shall be followed:

8. That the Table of Contents be amended as follows:

- 8.9 ~~SECONDARY DWELLING~~ *DETACHED ACCESSORY DWELLING UNIT*
- 10.1 ~~SINGLE FAMILY RESIDENTIAL~~ *SMALL-SCALE MULTI-UNIT HOUSING* (RS-1) ZONE
- 10.2 ~~SINGLE FAMILY RESIDENTIAL WITH SECONDARY DWELLING (RS-1S) ZONE~~
- 10.2A ~~SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-1T) ZONE~~
- 10.3 ~~COMPACT SINGLE FAMILY RESIDENTIAL (RS-2) ZONE~~
- 10.3A ~~COMPACT SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-2T) ZONE~~
- 10.4 ~~TWO FAMILY RESIDENTIAL (RT-1) ZONE~~
- 40.5 *10.2* MULTIPLE FAMILY RESIDENTIAL (RM-1) ZONE
- 40.6 *10.3* GROUND ORIENTED MULTIPLE FAMILY RESIDENTIAL (RM-2) ZONE
- 40.7 *10.4* MOBILE HOME PARK (MHP-1) ZONE

9. That Section 2.0 Definitions be amended as shown with a strike through in the existing text and changes or new definitions shown in red italicized font:

~~SECONDARY DWELLING~~ *DETACHED ACCESSORY DWELLING UNIT* means a residential use consisting of a self-contained *dwelling unit* in a separate *building*, accessory to and located in the same parcel as a *one family residence*, *or a two family residence*, and includes, without limiting the generality of the foregoing, coach house, carriage house, garden cottage, granny flat, mother-in-law house or pool house.

SECONDARY SUITE means a *residential use* consisting of a self-contained *dwelling unit* wholly contained within the same *building* as a *one family residence* *or a two family residence*.

OUTDOOR AMENITY AREA means the open space provided for the exclusive use of residents of a dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is to serve.

IMPERVIOUS SURFACES means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development, and is expressed as a percentage of the total lot area. *Impervious surfaces include, but are not limited to, buildings and structures, patios, paved walkways and driveways, and hardscaping.*

10. That Section 4.0 Basic Provisions be amended as shown with a strike through in the existing text and changes shown in red italicized font:

Zone	Short Form
Rural Zones	
Limited Use	L-1
Agricultural	AG-1
Rural	RU-1
Country Residential	CR-1
Residential Zones	
Single Family Residential <i>Small-Scale Multi-Unit Housing</i>	RS-1
Single Family Residential with a Secondary Dwelling	RS-1S
Single Family Residential with a Secondary Suite	RS-1T
Compact Single Family Residential	RS-2
Compact Single Family Residential with Secondary Suite	RS-2T
Two Family Residential	RT-1
Multiple Family Residential	RM-1
Ground Oriented Multiple Family Residential	RM-2
Mobile Home Park	MHP-1

11. That portions of Section 6.0 Off-Street Parking and Loading be amended as shown with a strike through in the existing text and changes shown in red italicized font:

6.12 ACCESS AND EGRESS

- 6.12.1 Except in the Rural Zones, ~~Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or the Two Family Residential (RT-1) Zone~~ *and the Small-Scale Multi-Unit Housing Zone (RS-1)*, every off-street parking space shall be designed so that all vehicular manoeuvres immediately into or out of the parking space are carried out on-site and not onto a highway or street.

6.14 SURFACE REQUIREMENTS

- 6.14.1 Except in the Rural Zones, ~~Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone~~ *and the Small-Scale Multi-Unit Housing Zone (RS-1)*, all off-street parking areas, off-street loading spaces, manoeuvring aisles, accesses and egresses shall be surfaced with asphalt, concrete or similar hard surface in their entirety so as to render the areas free from mud and dust at all times.

6.15 DELINEATION MARKINGS AND CURBS

6.15.1 Except in the Rural Zones, ~~Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone~~ **and the Small-Scale Multi-Unit Housing Zone (RS-1)**, all *off-street parking areas, off-street loading spaces, manoeuvring aisles, accesses and egresses* shall be delineated by painted lines, curbs, signs or other appropriate means which shall be maintained to ensure legibility.

6.16 SITING PROVISIONS

6.16.1 Except in the Rural Zones, ~~Single Family Residential (RS-1, RS-1S, RS-1T, RS-2 and RS-2T) Zones or Two Family Residential (RT-1) Zone~~ **and the Small-Scale Multi-Unit Housing Zone (RS-1)**, no *off-street parking or loading space* shall be sited:

- a) less than 1 metre (~3.5 feet) from any *lot line*; or
- b) within a horizontal distance of 1.5 metres (~5 feet) of a window of a *habitable room*.

6.19 OFF-STREET PARKING REQUIREMENTS

6.19.1 The minimum number of *off-street parking spaces* required for *residential use* shall be provided as follows:

Off-Street Parking Spaces Required for Residential Use

Use	Minimum Number of Off-Street Parking Spaces
Townhouse or other multiple family dwelling other than an apartment <i>(Except RS-1 zone)</i>	1.5 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Two family residence (Except RS-1 zone)</i>	2 per dwelling unit
<i>Two family residence (RS-1 zone only)</i>	<i>1.5 per dwelling unit</i>
<i>Townhouse (RS-1 zone only)</i>	<i>1.25 per dwelling unit</i>

12. That a portion of Section 7.14.1 b) Fence Height Restrictions, be amended to read:
b) 2 metres in the side yard and rear yard in ~~any Single Family Residential (RS-1, RS-1S, RS-1T, RS-2, and RS-2T) Zones and Two Family Residential (RT-1) Zones~~ *the Small Scale Multi-Housing (RS-1) Zone, except where a detached accessory dwelling unit is accessed from the abutting lane, the height of the rear yard fence shall be 1.2 metres*; or

13. That Section 8.9.1 Secondary Dwelling be amended to delete 8.9.1 b) and the subsequent alphabetical numbers changed so they follow the correct sequential order.

8.9 SECONDARY DWELLING

8.9.1 All secondary dwellings shall be subject to the following conditions:
b) ~~There shall be only 1 secondary dwelling per parcel;~~

14. That Section 10 Residential Zones be amended by renumbering the sections as follows:

- ~~40.5~~ **10.2** Multiple Family Residential (RM-1) Zone
- ~~40.6~~ **10.3** Ground Oriented Multiple Family Residential (RM-12) Zone
- ~~40.7~~ **10.4** Mobile Home Park (MHP-1) Zone

Read a first time this XX day of XXXXX, 2024

Read a second time this XX day of XXXXX, 2024

Advertised in the Hope Standard Newspaper the XX and XX day of XXXXX, 2024

Read a third time this XX day of XXXXX, 2024

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024

Adopted this XX day of XXXXX, 2024

Mayor

Director of Corporate Services



WHAT WE HEARD MEMO

SSMUH Public Information Meetings

May 17, 2024

Prepared for:
District of Hope

Prepared by:
Stantec Inc.



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1 Project Overview

In the fall of 2023, the British Columbia (BC) Legislature passed Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023 as part of the Province's Homes for People Action Plan. This action plan is based on four foundational pillars:

- Unlocking more homes, faster;
- Delivering better, more affordable homes;
- Supporting those with the greatest housing needs; and
- Creating a housing market for people, not speculators.

Bill 44 applies to all BC municipalities and regional districts and introduces requirements concerning small-scale multi-unit housing (SSMUH), interim housing needs reports, zoning bylaw and official community plan (OCP) updates, and public hearings. Bill 44 requires municipalities to adopt new SSMUH zoning regulations by June 30, 2024, prepare an interim housing needs report by January 1, 2025, and update their OCP and zoning bylaws by December 31, 2025.

In March of 2024, the District of Hope began the process of updating their zoning bylaw to bring it into compliance with Bill 44 and the SSMUH legislation. This has involved several steps, including internal staff review, an assessment of provincial benchmarks, a Council workshop, and a public information meeting. This report outlines the summary of the comments received as part of the in-person and virtual public information meeting.

1.1 Bill 44

Bill 44 requires the District of Hope to permit the following number of dwelling units on land that would otherwise be restricted to a single-family dwelling (one family residence) or duplex (two family residence) as the principal use (referred to by the legislation as "Restricted Zones"):

- three units on residential lots that are equal to or less than 280m²; and
- four units on residential lots that are greater than 280m².

As the District of Hope does not have a frequent transit network, the Provincial requirement to provide six units on residential lots that are greater than 280m² and within 400m of a bus stop with frequent service does not apply.

Bill 44 outlines conditions local governments can apply to lots within Restricted Zones to exempt them from the requirement to permit three to four dwelling units. These include the following and have been considered by staff when implementing SSMUH requirements within the District of Hope:



What We Heard Memo

1 Project Overview

- Land where increasing density would significantly increase the threat or risk from a hazardous condition, and where that threat or risk cannot be practically mitigated;
- Land that is subject to heritage protection;
- Land not connected to a water or sewer system operated by a local government;
- Land that is within a zone where the minimum lot size that may be created by subdivision is 4,050m²;
- A parcel that is larger than 4,050m²; and
- Land that is within a designated Transit-Oriented Area.

Lots within a Restricted Zone where exemptions do apply, are required to permit a minimum of two dwelling units on a lot, including a secondary suite and or a detached accessory dwelling unit. The legislation notes that where a lot is not serviced by a community sewer system, only a secondary suite should be permitted.

Bill 44 also prohibits holding a public hearing for the purposes of implementing zoning bylaw updates to comply with SSMUH legislation. As such, no public hearing will be held as part of the Council adoption process for the proposed zoning bylaw updates. While no public hearing is permitted, District staff considered it important that public engagement was conducted as part of the zoning bylaw update process, to enable all members of the community to have the opportunity to understand the proposed changes and to provide comment. To enable all community stakeholders to participate, both in-person and virtual engagement formats were provided.

1.2 Engagement goals

The goals of both the in-person and virtual public information meetings were as follows:

- Inform those engaged (elected officials, municipal staff, impacted and interested parties, and the public) about the project, including the new legislation, what SSMUH is, what the legislation requires, and how the District's zoning bylaw will be amended to accommodate the changes.
- Provide online and in-person opportunities for those interested to learn more about the project.
- Build and improve relationships with planning partners (e.g. Chawathil First Nation, and Shxw'ōwhámél First Nation, Developers).
- Create an informed dialogue in the community about housing challenges and solutions.

1.3 Desired outcomes

The desired outcomes include that all those engaged understand:

- Why the zoning bylaw update is happening.



What We Heard Memo

1 Project Overview

- What portions of the update are legislatively required, and what areas the District of Hope can influence.
- What housing opportunities will be created and how they relate to Provincial and District goals.
- How engagement feedback will be considered.
- What the wider policy update timeline is for the interim housing needs assessment, and wider OCP and zoning bylaw updates; all of which are Provincially mandated.



2 Public Information Overview

2.1 Why?

The District engaged with members of the community to provide an overview on Bill 44 SSMUH provincial legislation and to provide information on the proposed changes to the District's Zoning Bylaw to comply with the SSMUH requirements. As a public hearing was not permitted, the engagement proposed was meant as a tool to better inform the community stakeholders and the public about the potential impacts of the SSMUH legislation within Hope.

2.2 Who?

The in-person and virtual public engagement formats were designed to enable all community stakeholders and the public with an opportunity to review the District's response to the SSMUH legislation and provide comment. The following were invited to engage with staff directly or attend the public information meetings:

- Members of the public;
- Chawathil First Nation and the Shxw'ōwhámél First Nation;
- Elected officials;
- Local developers; and
- Interested and impacted stakeholders.

2.3 How?

In-Person Public Information Meeting

An in-person public open house was held on April 30th from 4:00 PM to 7:00 PM in the Council chambers at the municipal hall. Community stakeholders were invited to attend to learn more about the SSMUH legislation, ask questions, and provide any feedback they wished to share. Eight poster boards with information were present at the meeting for members of the public to view. Staff from the Community Development Department and engagement specialists from Stantec were present at the meeting to discuss and answer any questions in person. The posters provided an overview of Bill 44 and the SSMUH legislation, a list of restricted zones impacted by the legislation, the proposed SSMUH zone and bylaw changes, and four lot configuration examples showing how development might look based on the SSMUH (RS-1) Zone. Posters can be found in Appendix A.

Advertisements for the public information meetings were distributed through the local newspaper, the District webpage, social media posts, and printed posters. Direct emails were sent to the Chawathil First Nation and the Shxw'ōwhámél First Nation inviting them to engage on this topic.



What We Heard Memo

2 Public Information Overview

Online Public Information Meeting

The online public information meeting included a notice on the Districts webpage with weblinks to supporting information such as the:

- Province’s SSMUH website;
- SSMUH Policy Manual;
- BC Local Government Act;
- District’s Zoning Bylaw and mapping; and
- District’s draft SSMUH (RS-1) Zone and mapping.

The online District webpage notice also included a link to a comment form where participants were asked to provide a response to the following question: *“understanding the responsibility that the District of Hope has to update its Zoning Bylaw in alignment with the recently passed legislation, do you have any comments you would like considered as the proposed Zoning Bylaw amendments are being reviewed and finalized?”*. The website enabled community stakeholders to provide comment from April 30th through May 10th, 2024.

2.4 When?

Public engagement took place from April 30th through May 10th, 2024. Public engagement included an in-person public information meeting on April 30th at the District of Hope’s Municipal Hall and online via the District’s website from April 30th through May 10th, 2024.



3 What We Heard

During the engagement process, we received a diverse range of feedback from both in-person and virtual public information meetings, including:

- A total of 17 members of the public (including land owners, residents, and developers) attended the three-hour (4pm to 7pm) public information meeting at the municipal hall on April 30th 2024; and
- A total of 23 online comments were received during the 11-day online virtual public information meeting held from April 30th through May 10th, 2024.

Section 3.1 below, provides a consolidated list of the key themes heard at the public information meeting and via the online feedback form.

3.1 Key Themes

More housing options.

- Overall support for the delivery of more housing. Although some concerns were expressed about the potential pace of change and the impacts on the small-town character of Hope.
- Recognition that more housing options provide opportunities for different community housing needs.

Increased freedom and flexibility.

- General support for the different housing typologies permitted in the proposed RS-1 zone, especially secondary suites, detached accessory dwelling units, and two-family residences.
- Additional flexibility enables ability for the community to adapt to evolving housing needs and economic climates.
- Provides homeowners opportunities to develop their lots without requiring their existing house to be demolished. This makes building a mortgage helper more affordable.
- Provides a route for illegal suites to become legalized and code compliant.

Improved affordability and development opportunities.

- Developers in attendance noted that the more permissive and flexible approach to zoning makes development in Hope more attractive and viable. They noted that the proposed changes would likely result in more affordable units due to less time spent in the permitting process, reduced parking requirements, and flexible housing options.



What We Heard Memo

3 What We Heard

Parking requirement flexibility.

- General support for greater flexibility around parking requirements. The zoning changes still enable more parking on a site if needed.
- There was some concern raised that duplex and townhouse typologies would be unable to provide the required parking on the site and this would place burden on the street for parking.
- Many commented that more on-street parking spaces should be provided in the District and enforcement measures increased.

Need for adequate infrastructure and servicing.

- Concerns were expressed about whether the current municipal services could accommodate the potential increase in population and housing.
- Support for homes becoming fully serviced (water and sewer). Many agreed that new housing should be channeled towards fully serviced lots.
- Questions were received concerning how future municipal servicing needs would be funded.

The evolving nature of the community's character.

- Concerns were raised about the potential impacts on the form and character of Hope due to greater housing intensification and building typologies in single-family neighbourhoods. Impacts include a reduction in landscaping and trees, more street parking and noise and disturbance, the loss of privacy, and inconsistencies in building form.
- Comments were made regarding the potential impact of principal buildings being located deep into a site and the potential overshadowing implications.
- Many appreciated the District's cap on the number of principal buildings and ensuring the bigger building mass is located to the front of the lot.
- Liked that building heights for a principal building was not increasing from the existing 10 metre maximum.

Pace of Change

- Many concerns raised online were directed towards the Provincial policy instead of how the District of Hope was implementing change through its zoning changes. This involved concerns about the erosion of small community character, a lack of parking and infrastructure funding, and the pace of potential change.
- Some expressed frustration that the changes would place additional burden on a small community to manage servicing challenges.



4 Summary of Engagement

In general, the feedback received in-person was positive and supported greater housing flexibility, while there was mixed feedback online, with some supportive of change, and many raising concerns about the pace of change in a small community and its ability to accommodate future growth. The main themes of public engagement can be summarized as the following:

- More housing flexibility and delivery is generally viewed as positive.
- Development options for landowners with different housing needs and budgets is considered a way to support housing delivery and affordability.
- Parking and servicing capacity needs to be addressed to support implementation of SSMUH and future growth in Hope.
- Measures within the RS-1 zone aimed at protecting existing community character such as a maximum number on principal buildings, building heights and impervious services are viewed as important.
- Change in the community needs to be managed. The future OCP and Zoning Bylaw updates will need to carefully consider the impacts of SSMUH and develop a plan to effectively manage growth.

Several of the comments received were aimed at the Provincial SSMUH legislation and why it is not appropriate for the District of Hope. These concerns were not generally aimed at the District's approach to SSMUH implementation, but rather the Provincial approach to SSMUH delivery. While all feedback received is captured and considered, it is noted that SSMUH implementation is required by the Province, with non-compliance not an option for the District of Hope. Concerns raised about the impacts of future development on municipal infrastructure will be addressed by staff as part of the wider OCP and zoning bylaw updates due to be completed by December 31st, 2025, and not as part of SSMUH implementation.

Lastly, it was observed that most comments received as part of the in-person public information meeting were positive, while those received online were largely negative towards SSMUH legislation. This can in some part be explained by the ability of staff to be able to respond to concerns at the in-person public information meeting directly, whereas online comments could not be addressed.



APPENDIX



Appendix A – Public Information Meeting Posters



BILL 44: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)

“THE AIM OF THE SSMUH LEGISLATION IS TO INCREASE HOUSING SUPPLY, CREATE MORE DIVERSE HOUSING CHOICES, AND OVER TIME, CONTRIBUTE TO MORE AFFORDABLE HOUSING ACROSS BC.”

BILL 44 SMALL-SCALE MULTI-UNIT HOUSING LEGISLATION SEEKS TO

- Encourage “missing middle” housing forms.
- Speed up approval process for housing.
- Increase housing supply and diversity through optimization of land in existing single and duplex zones (urban containment boundary or regional growth boundary and serviced).
- Increase density in areas close to transit hubs and along transit corridors.
- Contribute to more affordable housing options over time.



Small-Scale, Multi-Unit Housing

WHAT IS THE LEGISLATION?

- Allows a minimum of three to four units on a parcel in an existing single or duplex zone (“Restricted Zone”).
- Allows a minimum of six units on a parcel within 400 m of a prescribed bus stop (frequent transit service).
- Requires all single or duplex zones (“Restricted Zone”) to permit a minimum of one secondary suite and / or one detached accessory dwelling unit where higher density requirements for three to six units do not apply.
- Sets out guidelines and recommendations to enable the viable implementation of the minimum required dwelling units.
- These guidelines include site standards such as recommended parking requirements, building heights, setback etc.

WHAT IS PROVINCIAALLY MANDATED AND WHAT CAN THE DISTRICT OF HOPE CONTROL?

Provincially Mandated:

- Restricted zone definition
- Minimum dwelling units per “Restricted Zone”
- No public hearings for Bill 44 implementation
- Timeline for Bill 44 implementation
- Requirement to consider provincial guidelines
- List of exemptions that can be applied
- Extension to comply with legislation criteria

Flexibility for District of Hope:

- Building typology
- Building heights
- Setbacks
- Lot coverage
- Parking requirements
- Landscaping
- Conditions of use

BILL 44 IMPLEMENTATION TIMELINE AND MILESTONES



Learn more at hope.ca

WHERE COULD YOU SEE ADDITIONAL DENSITY?

TO DETERMINE WHERE ADDITIONAL DENSITY IS PERMITTED, LAND USE ZONES AND LOT EXEMPTIONS OUTLINED IN BILL 44 LEGISLATION MUST BE CONSIDERED. THE FOLLOWING OUTLINES THE DEFINITION OF A RESTRICTED ZONE, LISTS THE EXEMPTIONS THAT CAN BE APPLIED AND CONFIRMS WHICH OF THE DISTRICT OF HOPE'S ZONES ARE CONSIDERED TO BE A "RESTRICTED ZONE"

"RESTRICTED ZONE"

Restricted Zone Definition:

- a) For the purposes of **secondary suites and/or additional dwelling units, detached single family dwellings**, or:
- b) For the purposes of **three to six units ***, a zone in respect of which the residential use would be restricted to:
 - a. Detached single-family dwellings;
 - b. Detached single-family dwellings and one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;
 - c. Duplexes; or
 - d. duplexes with one additional housing unit located within each dwelling comprising the duplex and no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.

but does not include a manufactured home zone.

* As Hope does not have frequent transit, only three to four units apply.

EXEMPTIONS

Exempt from providing 3-4 dwelling units:

- Land where increasing the density would significantly increase the threat or risk from the hazardous condition.
- Land where the threat or risk from the hazardous condition cannot be practically mitigated.
- Land that is protected under s. 12.1(2) of the *Heritage Conservation Act*.
- Land that is, on the date the SSMUH legislation comes into force, is protected under a heritage designation protection bylaw.
- Land subject to a heritage revitalization agreement.
- Land that is not connected to a water or sewer system (parcels must be connected to both) provided as a service by a municipality or regional district.
- Land that is within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050 m².
- A parcel of land that is larger than 4,050 m².
- Land within a designated Transit-Oriented Area.

SUMMARY OF WHERE ADDITIONAL DENSITY WILL BE PERMITTED

Subject to 3-4 Dwelling Unit Increase	Not subject to Density increase
<ul style="list-style-type: none"> • Single Family Residential (RS-1) • Single Family Residential with Secondary Dwelling (RS-1S) • Single Family Residential with Secondary Suite (RS-1T) • Compact Single Family Residential (RS-2) • Compact Single Family Residential with Secondary Suite (RS-2T) • Two Family Residential (RT-1) • Comprehensive Development (CD-3) Zone 	<ul style="list-style-type: none"> • Rural Zones • Multiple Family Residential (RM-1) Zone • Ground Oriented Multiple Family Residential (RM-2) Zone • Mobile Home Park (MHP-1) Zone • Commercial Zones • Industrial Zones • Public Zones • Miscellaneous Zones; • Comprehensive Development Zones (Except for CD-3)



Learn more at hope.ca

PROPOSED SMALL-SCALE MULTI-UNIT HOUSING (RS-1) ZONE

THE SMALL-SCALE MULTI-UNIT HOUSING (RS-1) ZONE CONSOLIDATES THE SIX, SINGLE AND TWO FAMILY RESIDENTIAL ZONES INTO ONE ZONE.

CONFIRMED RESTRICTED ZONES	PROPOSED CHANGES
Single Family Residential (RS-1)	Consolidated into: Small-Scale Multi-Unit Housing (RS-1) Zone
Single Family Residential with Secondary Dwelling (RS-1S)	
Single Family Residential with Secondary Suite (RS-1T)	
Compact Single Family Residential (RS-2)	
Compact Single Family Residential with Secondary Suite (RS-2T)	
Two Family Residential (RT-1)	
Comprehensive Development (CD-3) Zone	Text amendment: To allow 3-4 dwelling units

THE CONSOLIDATED SSMUH (RS-1) ZONE, WHAT WILL IT ALLOW?

- Permits 3 dwelling units on a parcel equal to or less than 280 m²
- Permits 4 dwelling units on a parcel greater than 280 m²
- For parcels with partial servicing, the following is permitted:
 - Community Water – a maximum of a one family residence and one secondary suite
 - Sanitary – a maximum of a one family residence and one secondary suite or detached accessory dwelling unit
- Allows one and two-family residences, and townhouses
- Allows secondary suites and detached accessory dwelling units for one and two family residences
- Minimum subdivision parcel size - 460 m²
- Minimum parcel frontage - 12 m
- Maximum site coverage - 50% and impervious surfaces - 70%
- Maximum height of a principal building - 10 m
- Maximum height for detached accessory dwelling units - 6 m
- Setbacks for a principal building - 4 m front, 4 m rear, 1.2 m interior side and 2.5 m exterior side
- Parking (RS-1 Zone only):
 - 2 spaces per one-family dwelling
 - 1.5 spaces per two-family dwelling
 - 1.25 spaces per townhouse
 - 1 space per detached accessory dwelling unit and secondary suite.



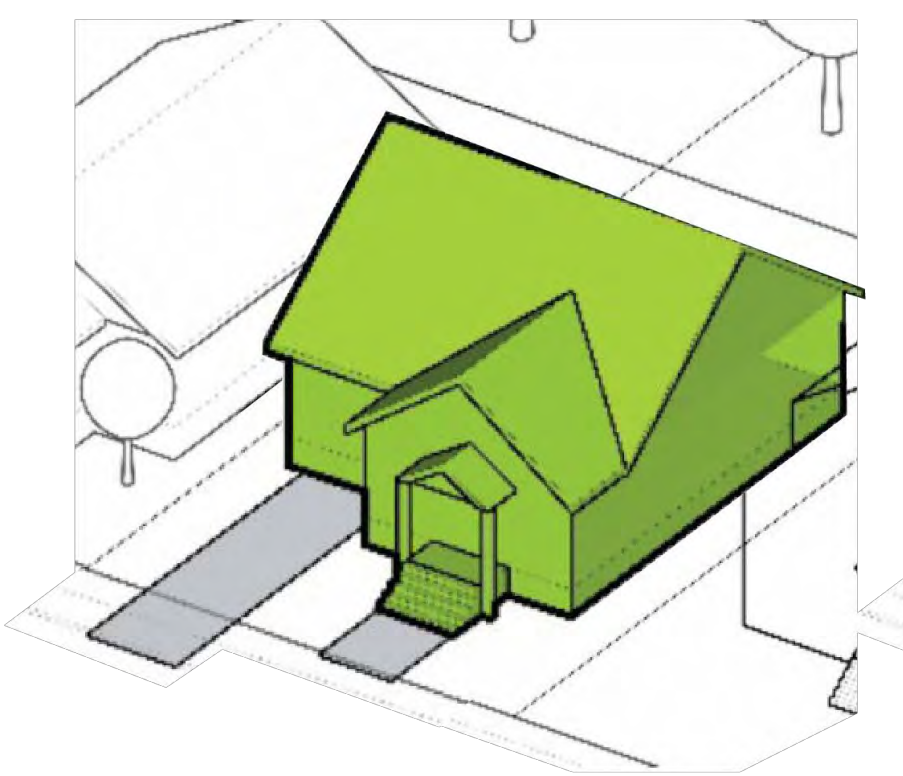
Learn more at hope.ca

WHAT IS SMALL SCALE MULTI-UNIT HOUSING (SSMUH)?

The following are a range of building typologies and dwelling units that can provide attainable housing for middle-income families through the Bill 44 (SSMUH) legislation. Below are examples of small-scale, multi-unit housing:

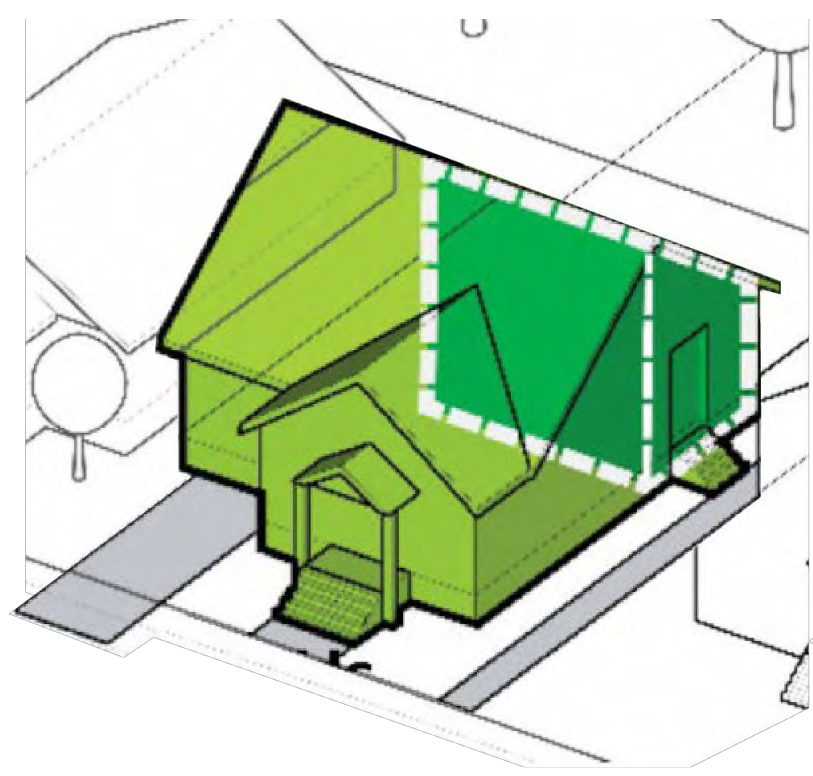
ONE FAMILY RESIDENCE

ONE PRIMARY DWELLING



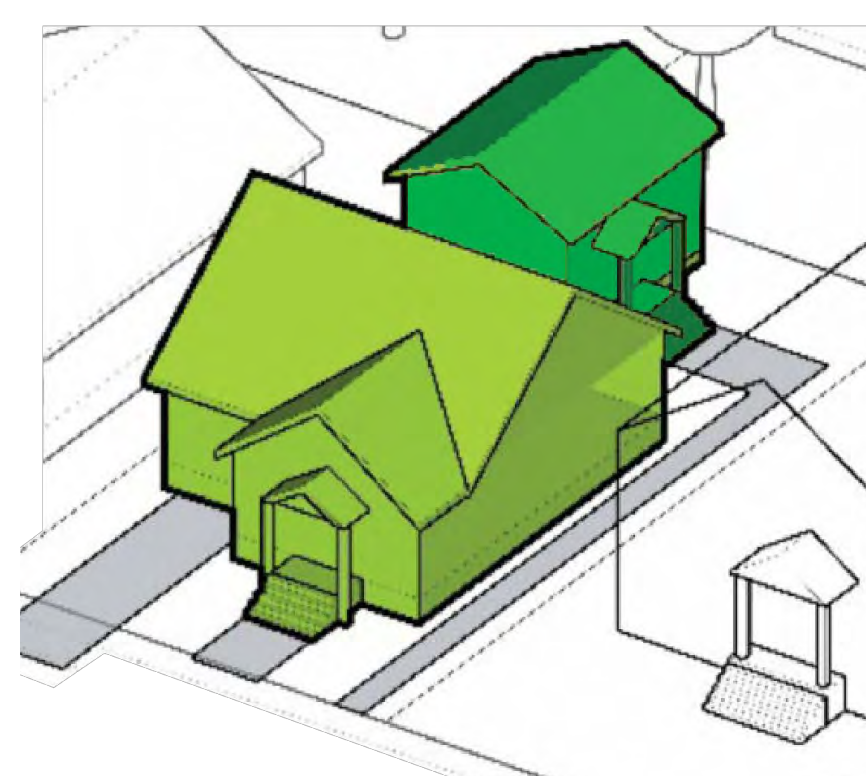
1 DWELLING

+ 1 SECONDARY SUITE



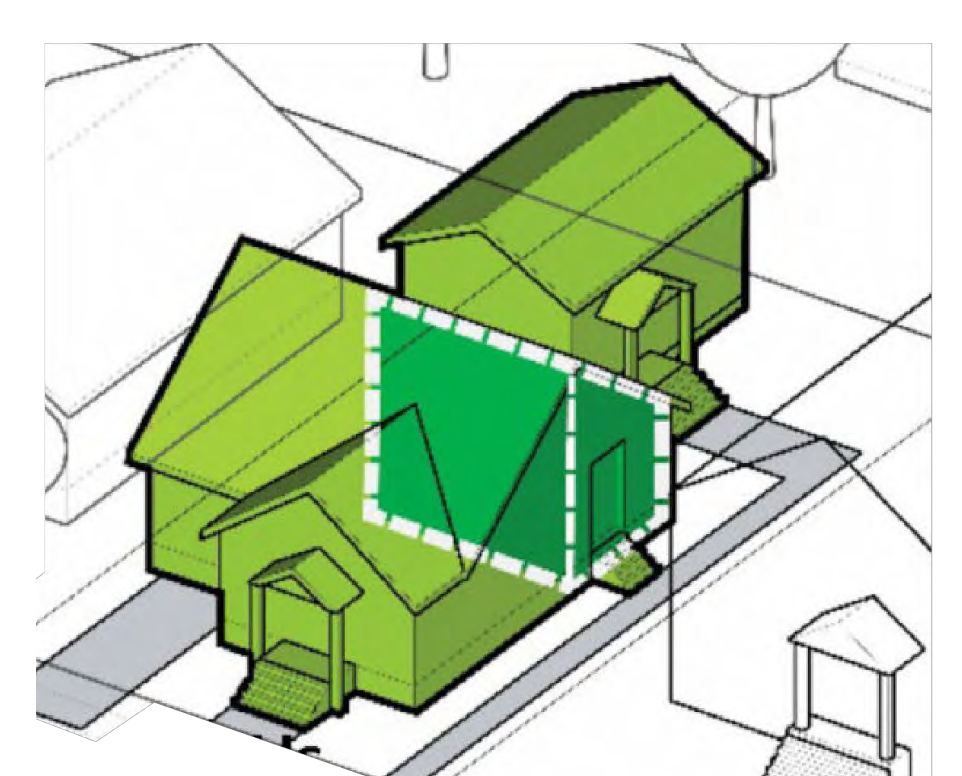
2 DWELLINGS

+ 1 DETACHED ACCESSORY DWELLING UNIT



2 DWELLINGS

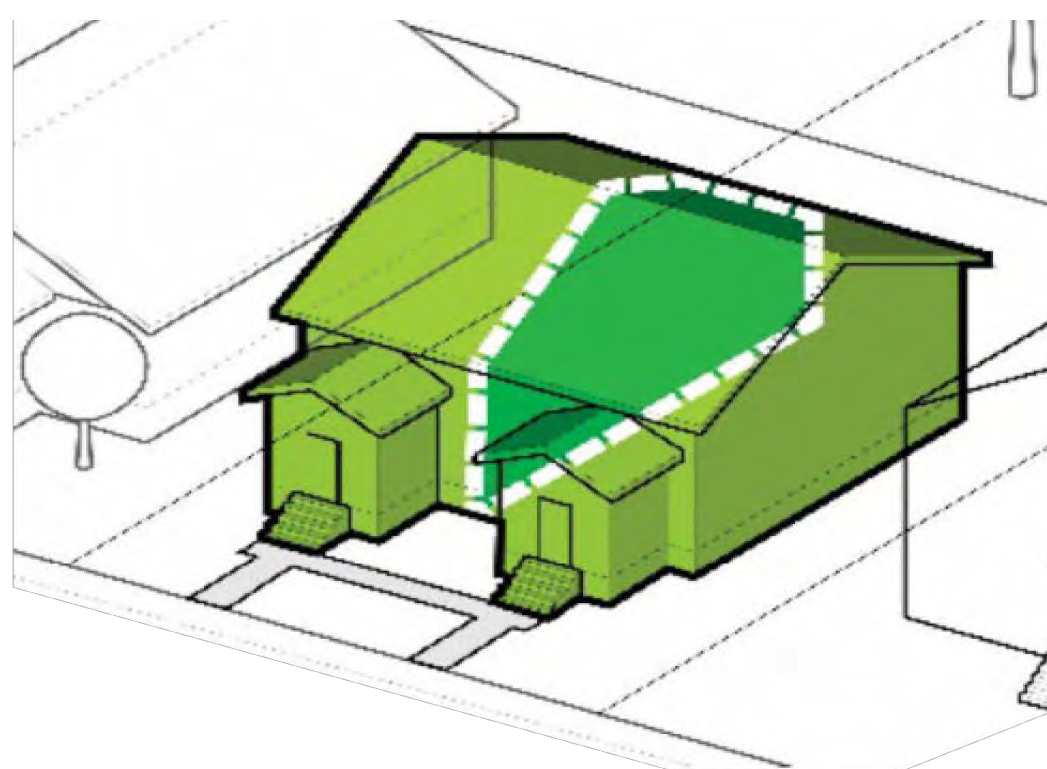
+ 1 SECONDARY SUITE & 1-2 DETACHED ACCESSORY DWELLING UNITS



3-4 DWELLINGS

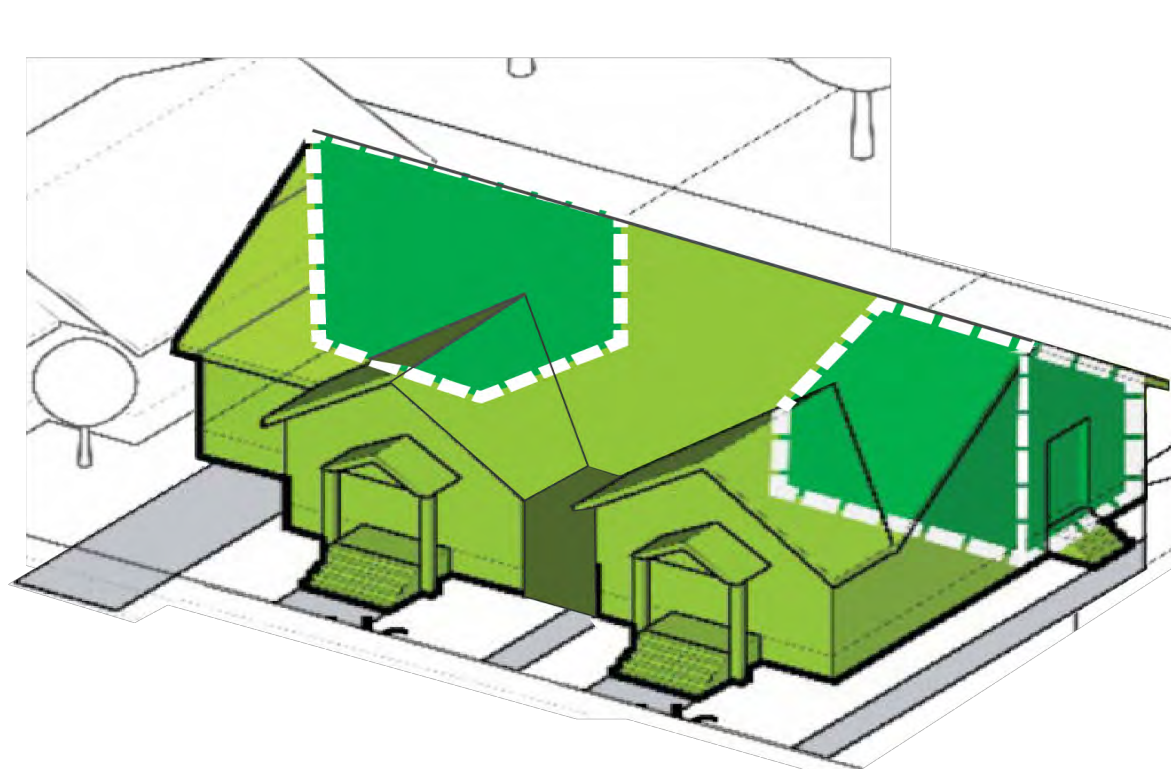
TWO FAMILY RESIDENCE

TWO PRIMARY DWELLINGS



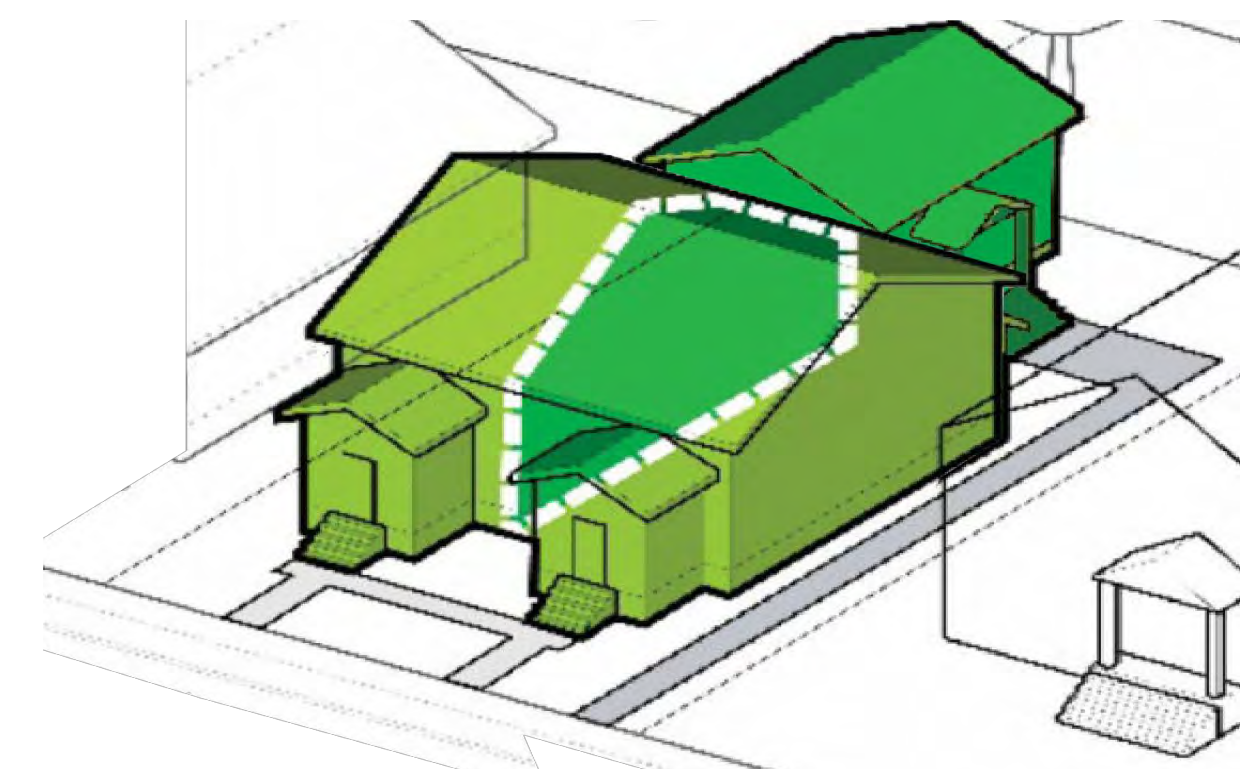
2 DWELLINGS

+1 SECONDARY SUITE, PER DWELLING



3-4 DWELLINGS

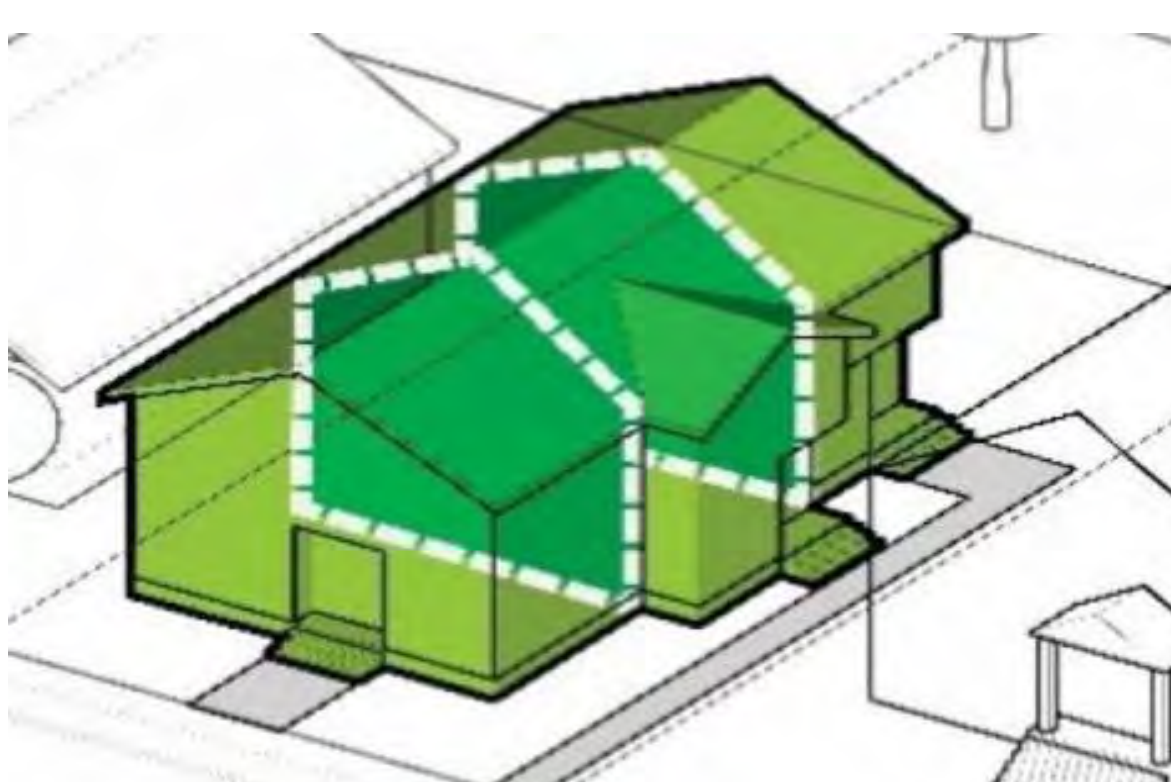
+ 1 DETACHED ACCESSORY DWELLING UNIT PER PRIMARY DWELLING



3-4 DWELLINGS

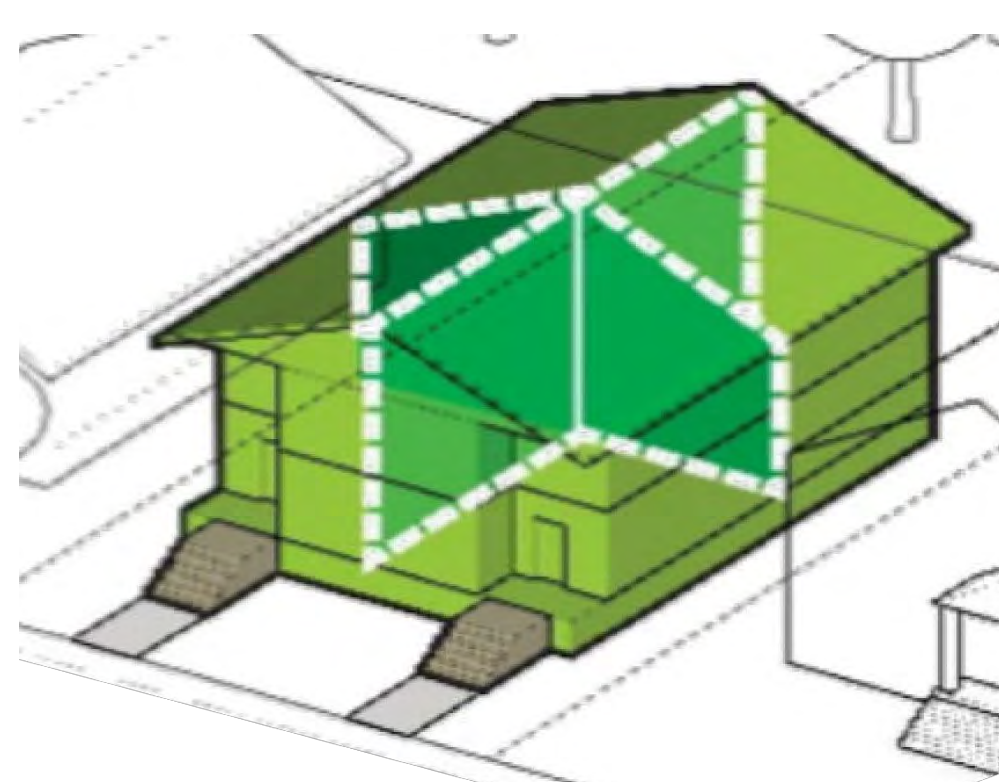
OTHER CONFIGURATIONS

TOWNHOUSE (TRIPLEX)



3 DWELLINGS

TOWNHOUSE (FOURPLEX)

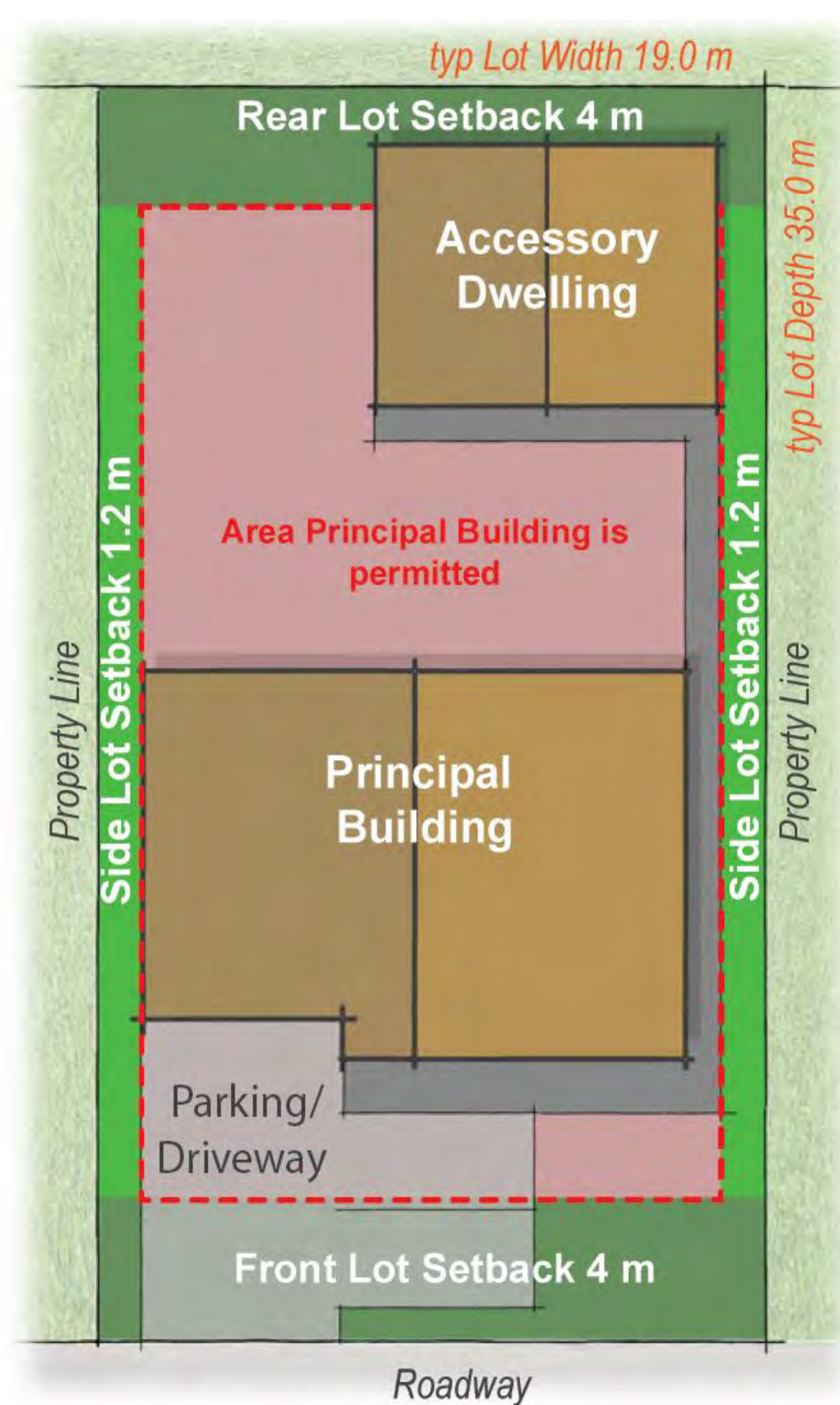
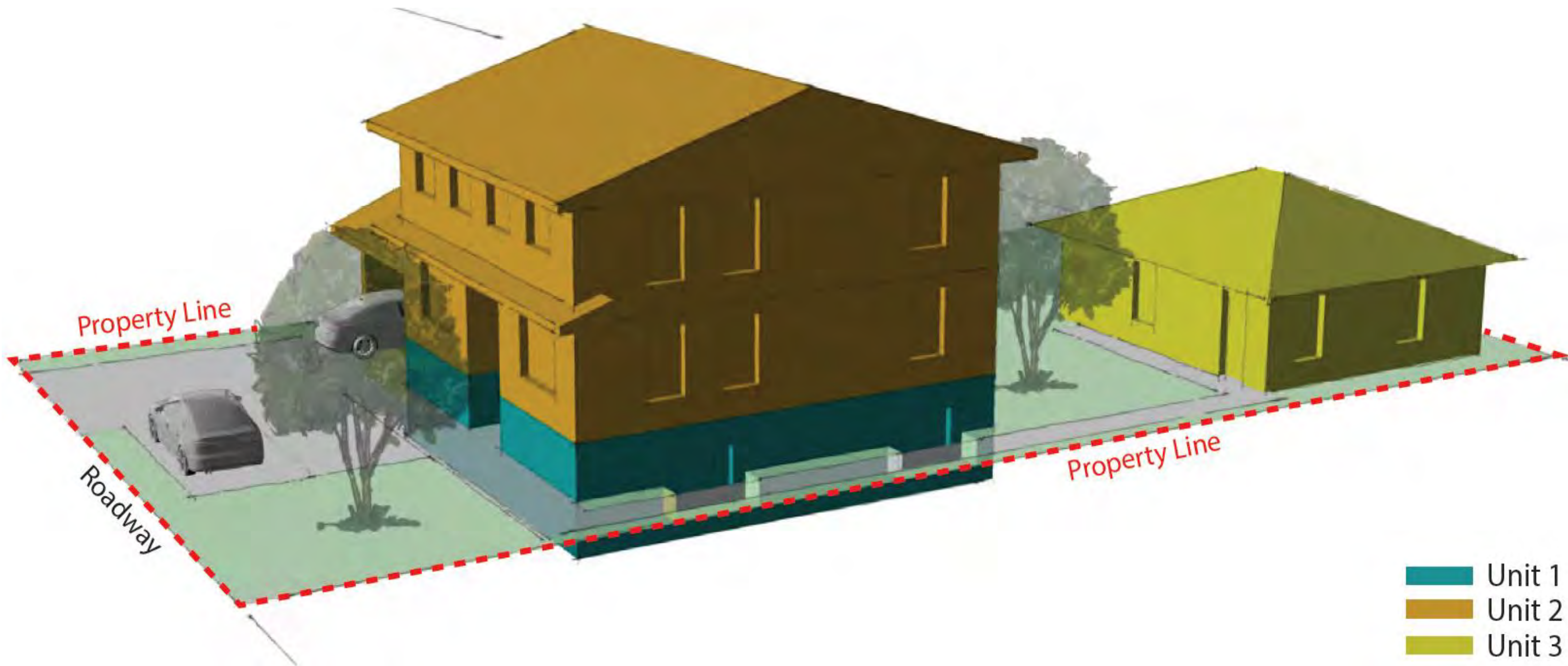


4 DWELLINGS



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LOT CONFIG. EXAMPLE 1: ONE FAMILY RESIDENCE WITH ONE DETACHED ACCESSORY DWELLING UNIT AND ONE SECONDARY SUITE



Development of Small-Scale Multi-Unit Housing may occur within existing houses and on lots in a variety of ways. Creating secondary suites or adding detached accessory dwelling units will enable different housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with Zoning Bylaw
- Secondary suite and detached accessory dwelling unit

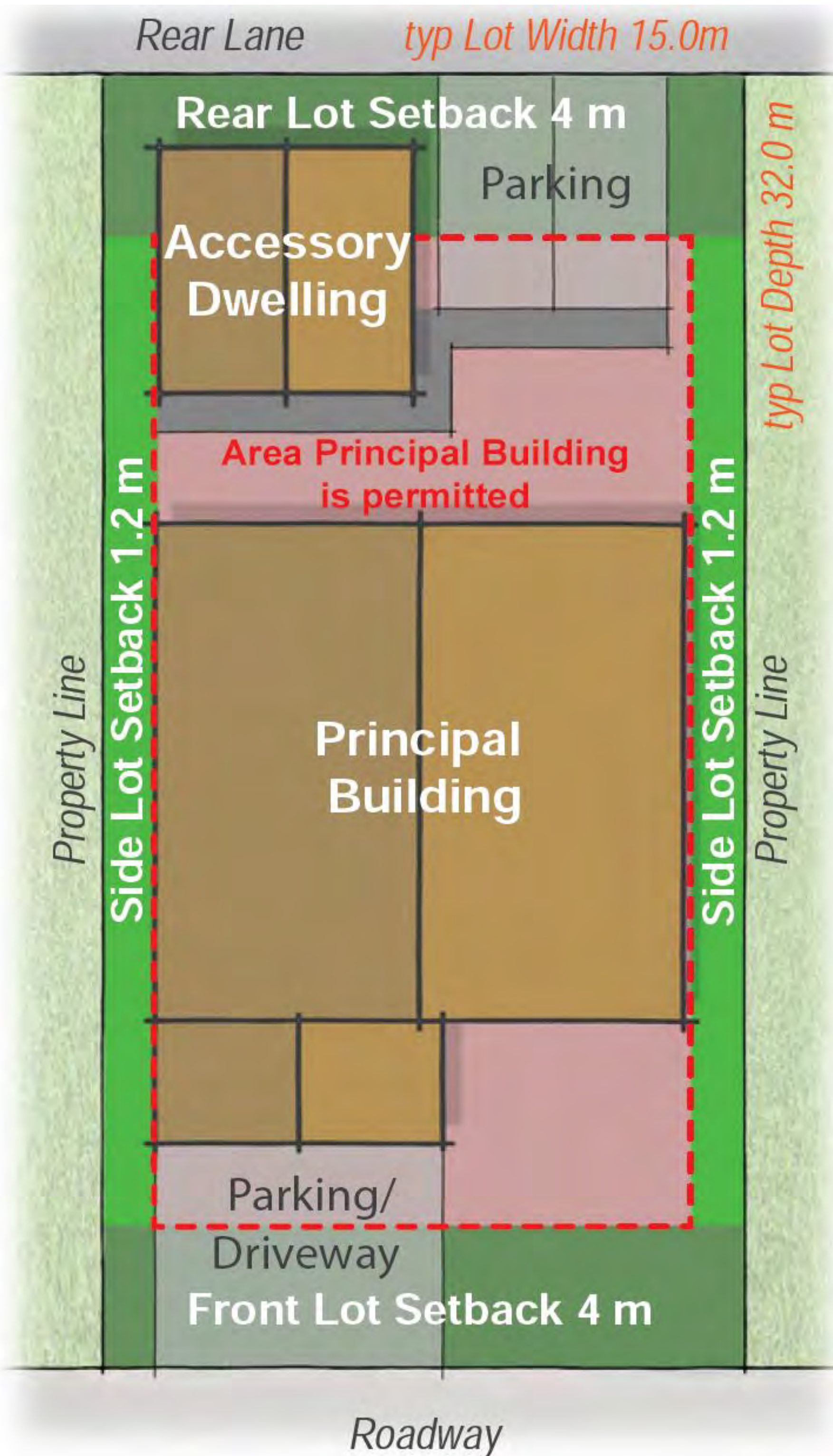
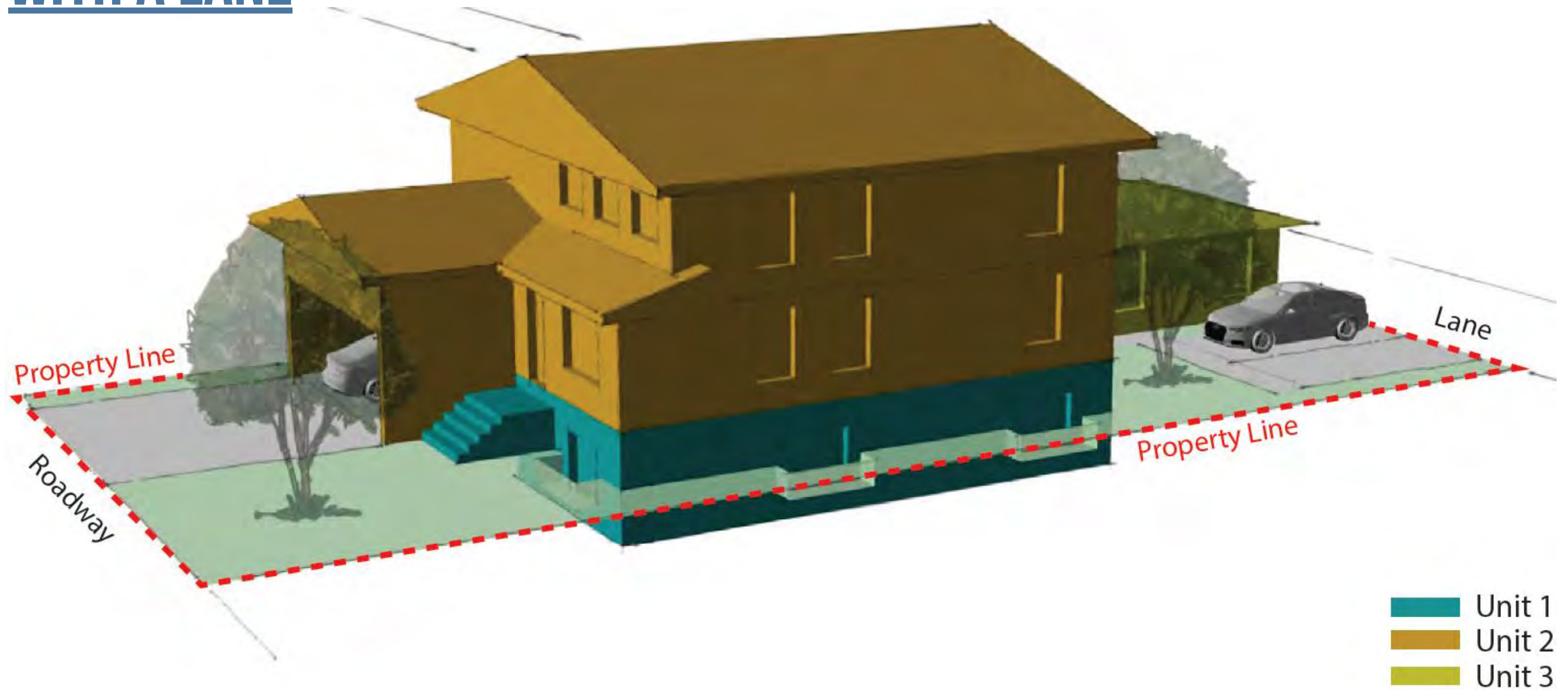
Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- The number of units may be limited due to parking
- Least costly option
- Reduced site design
- Most efficient use of existing structures
- Reduced impact to adjacent neighbours
- Preserves much of the existing streetscape character



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LOT CONFIG. EXAMPLE 2: ONE FAMILY RESIDENCE WITH ONE DETACHED ACCESSORY DWELLING UNIT AND ONE SECONDARY SUITE WITH A LANE



Development of Small-Scale Multi-Unit Housing may occur within existing houses and on lots in a variety of ways. Creating secondary suites or adding detached accessory dwelling units will enable different housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with Zoning Bylaw
- Secondary suite and detached accessory dwelling unit

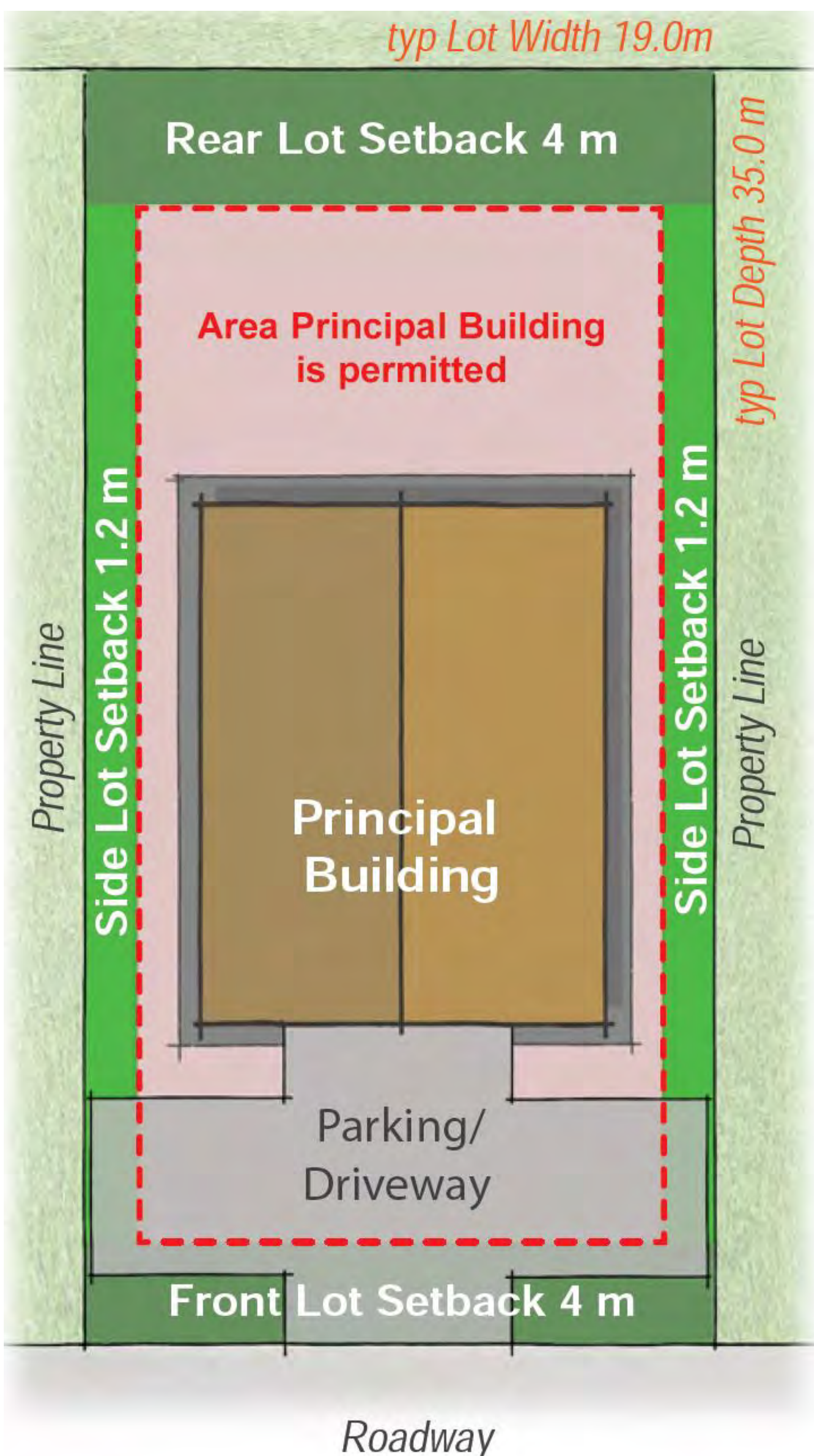
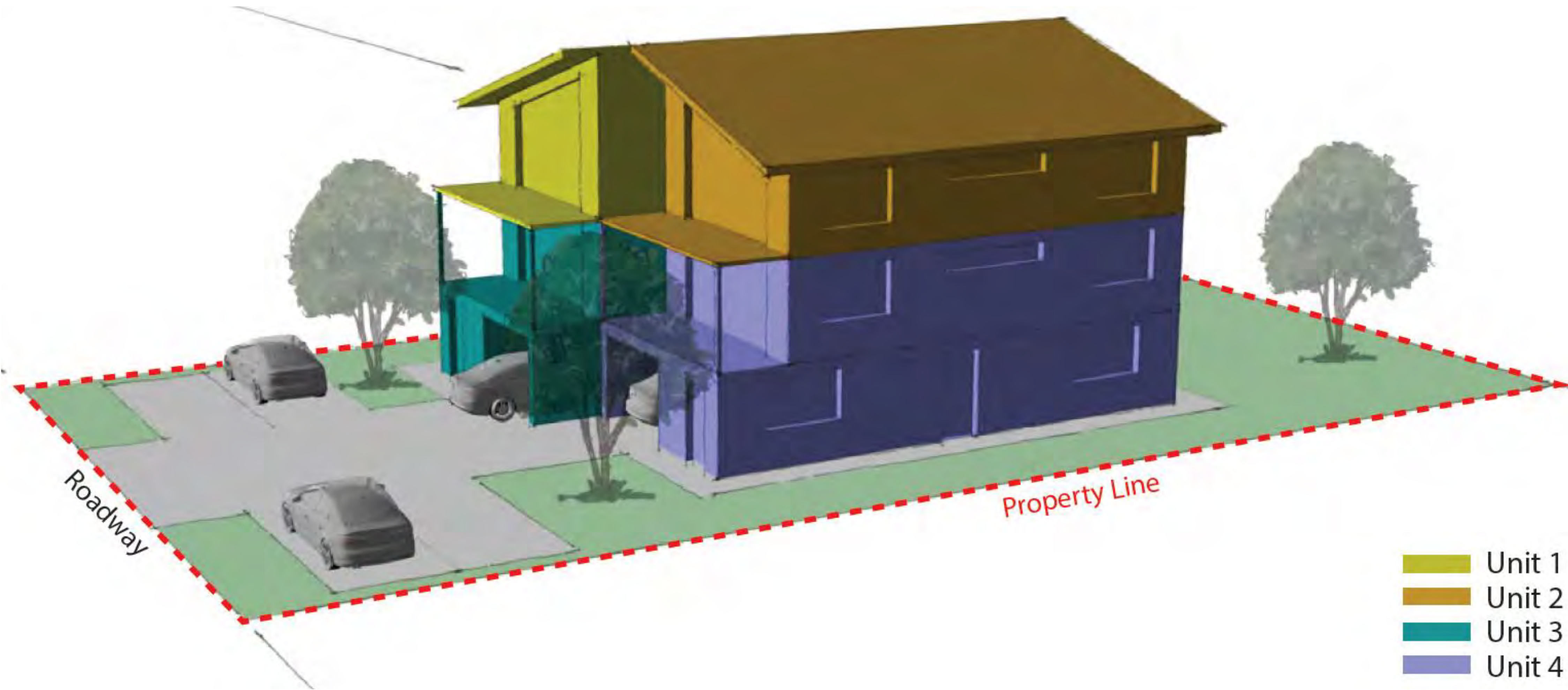
Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- The number of units may be limited due to parking
- Opportunities for secondary suites and detached accessory dwelling units
- Reduced impact to adjacent neighbours
- Preserves much of the existing streetscape character



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LOT CONFIG. EXAMPLE 3: TWO FAMILY RESIDENCE WITH ONE SECONDARY SUITE IN EACH UNIT



Development of Small-Scale Multi-Unit Housing may occur within existing houses and on lots in a variety of ways. Creating secondary suites or adding detached accessory dwelling units will enable different housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with Zoning Bylaw

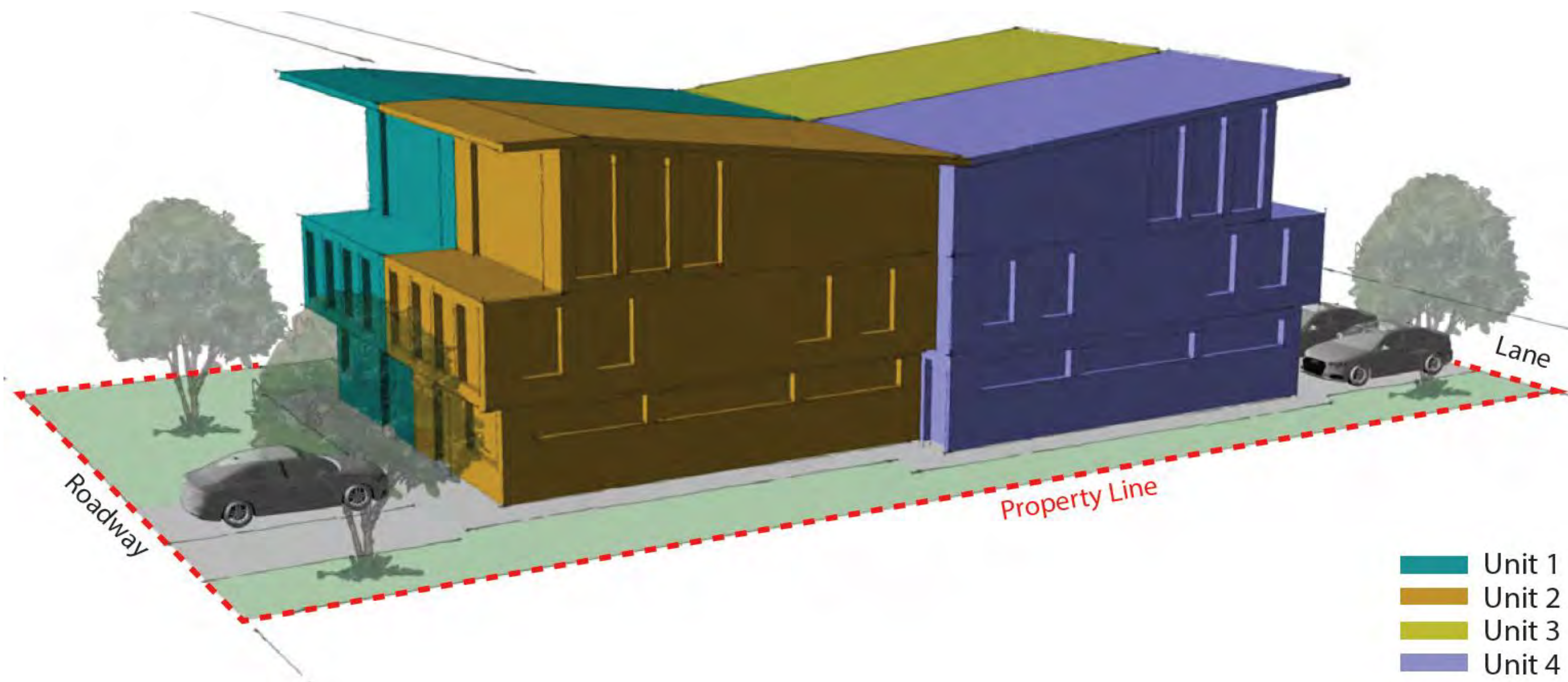
Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking
- Opportunities for secondary suites and detached accessory units

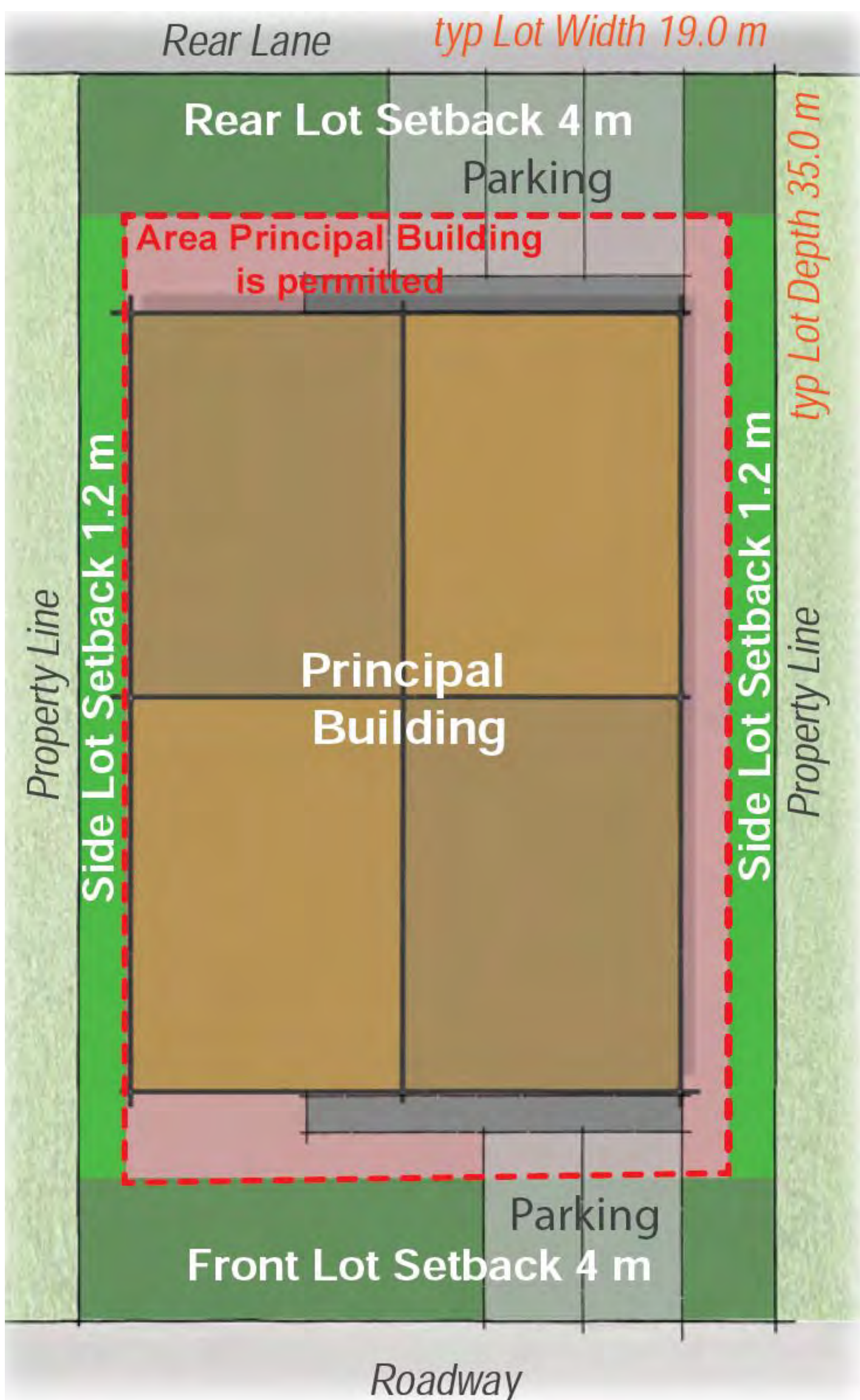


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LOT CONFIG. EXAMPLE 4: FOUR UNIT TOWNHOUSE WITH A LANE



- Unit 1
- Unit 2
- Unit 3
- Unit 4



Development of Small-Scale Multi-Unit Housing may occur within existing houses and on lots in a variety of ways. Allowing for different building typologies will enable a range of housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with Zoning Bylaw

Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking



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Comparison: Small-Scale Multi-Unit Housing (RS-1) Zone and Provincial SSMUH Site Standards and Recommendations

SSMUH (RS-1) Zone	SSMUH Site Standards Package B (<1,215 m ²)	SSMUH Site Standards Package C (>1,215 m ² - <4,050 m ²)
<p>Front Lot Line Setback All Buildings</p> <ul style="list-style-type: none"> • Front Lot Line: 4 m 	<p>Front Lot Line Setback All Buildings</p> <ul style="list-style-type: none"> • Minimum of 2 m <p><i>A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.</i></p>	<p>Front Lot Line Setback All Buildings</p> <ul style="list-style-type: none"> • Minimum of 4-6 m
<p>Rear Lot Line Setback Principal</p> <ul style="list-style-type: none"> • Rear Lot Line: 4 m <p>Detached Accessory Dwelling Units</p> <ul style="list-style-type: none"> • Rear Lot Line: 1.5 m <p>Accessory Structures</p> <ul style="list-style-type: none"> • Rear Lot Line: 1 m 	<p>Rear Lot Line Setback All Buildings</p> <ul style="list-style-type: none"> • Minimum 1.5 m for ADUs or main buildings <p><i>Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.</i></p>	<p>Rear Lot Line Setback Principal</p> <ul style="list-style-type: none"> • Minimum 6 m <p>Detached Accessory Dwelling Units</p> <ul style="list-style-type: none"> • Minimum 1.5 m
<p>Side Lot Line Setbacks Principal</p> <ul style="list-style-type: none"> • Exterior Side Lot Line: 2.5 m • Interior Side Lot Line: 1.2 m <p>Detached Accessory Dwelling Units</p> <ul style="list-style-type: none"> • Exterior Side Lot Line: 2.5 m • Interior Side Lot Line: 1.2 m <p>Accessory Structures</p> <ul style="list-style-type: none"> • Exterior Side Lot Line: 2.5 m • Interior Side Lot Line: 1 m 	<p>Side Lot Line Setbacks All Buildings</p> <ul style="list-style-type: none"> • Minimum of 1.2 m <p><i>Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.</i></p>	<p>Side Lot Line Setbacks</p> <ul style="list-style-type: none"> • Combined minimum setback for side-yards of 3 metres <p><i>Combined side-yard setback minimums (rather than individual side yard minimums) increase flexibility to respond to site conditions, and better support use of side yards for exterior living space. Minimum distances of 1.2 – 1.5 metres from property lines may be required for building code considerations (depending on combustibility). If parking is at the rear, setbacks of approximately 3 to 4 meters will be required on the side used for vehicular access.</i></p>
<p>Maximum Height Principal</p> <ul style="list-style-type: none"> • 10 m <p>Detached Accessory Dwelling Units</p> <ul style="list-style-type: none"> • 6 m <p>Accessory Buildings and Structures</p> <ul style="list-style-type: none"> • 5 m 	<p>Maximum Height</p> <ul style="list-style-type: none"> • Maximum of 11 m to mid-point of pitched roof or highest point of a flat roof. <p><i>A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.</i></p>	<p>Maximum Height</p> <ul style="list-style-type: none"> • Maximum of 11 m to mid-point of pitched roof or highest point of a flat roof. <p><i>Depending on how height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.</i></p>
<p>Maximum Number of Storeys</p> <ul style="list-style-type: none"> • N/A 	<p>Maximum Number of Storeys</p> <ul style="list-style-type: none"> • 3 	<p>Maximum Number of Storeys</p> <ul style="list-style-type: none"> • 3
<p>Max Lot Coverage</p> <ul style="list-style-type: none"> • 50% All Buildings • 70% Impervious Surfaces 	<p>Max Lot Coverage</p> <ul style="list-style-type: none"> • 50% <p><i>Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.</i></p>	<p>Max Lot Coverage</p> <ul style="list-style-type: none"> • 40% <p><i>Off-street parking requirements will increase impervious surface coverage significantly.</i></p>
<p>Off-Street Parking Requirements</p> <ul style="list-style-type: none"> • 2 spaces per one family residence • 1.5 spaces per two family residence • 1.25 spaces per townhouse unit • 1 space per secondary suite or detached accessory dwelling unit 	<p>Off-Street Parking Requirements</p> <ul style="list-style-type: none"> • Maximum 1 space per unit <p><i>Other factors that could be used to set parking requirements include proximity to services (e.g., designated village or town centres), walk scores, and the availability of on-street or other parking alternatives.</i></p> <p><i>Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.</i></p>	<p>Off-Street Parking Requirements</p> <ul style="list-style-type: none"> • Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) • Maximum 1 space/unit otherwise <p><i>Other factors to set parking requirements could include proximity to services (e.g. town centres), walk scores, and the availability of on-street or other parking alternatives.</i></p> <p><i>Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.</i></p>

Restricted Zones – Site Coverage, Building Height and Setbacks Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT-1 Zones)

SSMUH (RS-1) Zone	Single Family Residential (RS-1) Zone	Single Family Residential with Secondary Dwelling (RS-1S) Zone	Single Family Residential with Secondary Suite (RS-1T) Zone	Compact Single Family Residential (RS-2) Zone	Compact Single Family Residential with Secondary Suite (RS-2T) Zone	Two Family Residential (RT-1) Zone
<p>Principal uses:</p> <ul style="list-style-type: none"> • One family residence • Two family residence • Townhouse <p>Accessory uses to a one family residence:</p> <ul style="list-style-type: none"> • Secondary suite • Detached accessory dwelling unit • Accessory buildings or structures • Bed and breakfast • Boarding • Day care • Home based business • Preschool <p>Accessory uses to a two family residence:</p> <ul style="list-style-type: none"> • Secondary suite • Detached accessory dwelling unit • Accessory buildings or structures • Home based business <p>Accessory uses to a townhouse:</p> <ul style="list-style-type: none"> • Accessory buildings or structures • Home based business 	<p>Principal uses:</p> <p>One family residence</p> <p>Accessory uses:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool</p>	<p>Principal uses:</p> <p>One family residence</p> <p>Accessory uses:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary dwelling</p>	<p>Principal uses:</p> <p>One family residence</p> <p>Accessory uses:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary suite</p>	<p>Principal uses:</p> <p>One family residence</p> <p>Accessory uses:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Home based business One accessory building or structure per parcel or strata lot</p>	<p>Principal uses:</p> <p>One family residence</p> <p>Accessory uses:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Home based business Secondary suite</p>	<p>Principal uses:</p> <p>One family residence Two family residence</p> <p>Accessory uses to a one family residence:</p> <p>Accessory buildings or structures Bed and breakfast Boarding Day care Home based business Preschool Secondary suite</p> <p>Accessory uses to a two family residence:</p> <p>Accessory buildings or structures Home based business</p>
<p>Maximum Number of Dwelling Units:</p> <ul style="list-style-type: none"> • Three units if lot is 280 m² or less in size • Four units if lot is greater than 280 m² <ul style="list-style-type: none"> ○ 1 x principal (one, two family residence or townhouse) ○ 2 detached accessory dwelling units ○ 1 secondary suite per one family (one) ○ 1 secondary suite per two family (two) 	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling</p>	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling 1 secondary dwelling</p>	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling 1 secondary suite</p>	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling</p>	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling 1 secondary suite</p>	<p>Maximum Number of Dwelling Units:</p> <p>1 principal dwelling (one or two family) 1 secondary suite per one family 1 secondary suite per two family</p>

Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare - not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare - not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare - not serviced	Minimum Parcel Size 460 m ² - fully serviced 925 m ² - partially serviced 0.8 hectare - not serviced	Minimum Parcel Size 375 m ² - fully serviced	Minimum Parcel Size 375 m ² - fully serviced	Minimum Parcel Size For a one family residence <ul style="list-style-type: none"> • 460 m² - fully serviced • 925 m² - partially serviced • 0.8 hectare - not serviced For a two family residence <ul style="list-style-type: none"> • 700 m² - fully serviced • 1,125 m² - partially serviced • 1 hectare - not serviced
Minimum Parcel Coverage 50% - All Buildings 70% - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces	Minimum Parcel Coverage 45% - Maximum Site Coverage n/a - Impervious Surfaces
Minimum Parcel Frontage Width 10% of the perimeter of a parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width 10% of the perimeter of that parcel or 12 metres (~39.5 feet), whichever is greater	Minimum Parcel Width <ul style="list-style-type: none"> • <u>One Family</u>: 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater • <u>Two Family</u>: 10% of the perimeter of that parcel or 20 metres (~49.5 feet), whichever is greater
Minimum Setback (Principal) Front Lot Line: 4 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5m	Minimum Setback (Principal) Front Lot Line: 6 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5m	Minimum Setback (Principal) Front Lot Line: 6 m Rear Lot Line: 4 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5m	Minimum Setback (Principal) Front Lot Line: 7.5 m Rear Lot Line: 4.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5m
Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: 4 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1.2 m Exterior Side Lot Line: 2.5 m	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1.5 m Exterior Side Lot Line: 3.5m	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a	Minimum Setback (Detached Accessory Dwelling Unit) Front Lot Line: n/a Rear Lot Line: n/a Interior Side Lot Line: n/a Exterior Side Lot Line: n/a
Minimum Setback (Accessory Building or Structure) Front Lot Line: 4 m Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: n/a Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: n/a Rear Lot Line: 1 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 2.5m	Minimum Setback (Accessory Building or Structure) Front Lot Line: 7.5 m Rear Lot Line: 1.5 m Interior Side Lot Line: 1 m Exterior Side Lot Line: 3.5m
Maximum Building Height Principal: 10 m Secondary Dwelling: 6 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a	Maximum Building Height Principal: 10 m Secondary Dwelling: 5 m	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a	Maximum Building Height Principal: 8 m Secondary Dwelling: n/a	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a	Maximum Building Height Principal: 10 m Secondary Dwelling: n/a

Accessory Building or Structure: 5 m	Accessory Building or Structure: 5 m	Accessory Building or Structure: 4.5 m	Accessory Building or Structure: 5 m	Accessory Building or Structure: 4 m	Accessory Building or Structure: 4 m	Accessory Building or Structure: 5 m
Minimum Separation Between a Principal Building and any Secondary Dwelling 3 m	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a	Minimum Separation Between Principal Uses and any Secondary Dwelling n/a

Restricted Zones - Comparison Review (RS-1, RS-1S, RS-1T, RS-2, RS-2T, and RT-1 Zones)

Small-Scale Multi-Unit Housing (RS-1) Zone	SINGLE FAMILY RESIDENTIAL (RS-1) ZONE	SINGLE FAMILY RESIDENTIAL WITH SECONDARY DWELLING (RS-1S) ZONE	SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-1T) ZONE	COMPACT SINGLE FAMILY RESIDENTIAL (RS-2) ZONE	COMPACT SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE (RS-2T) ZONE	TWO FAMILY RESIDENTIAL (RT-1) ZONE
<p>10.1.1 Purpose</p> <p>1. The purpose of this zone is to accommodate low density residential use on land serviced by a community water system and sanitary sewer system, up to a maximum of 4 dwelling units on a parcel.</p>	<p>10.1.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use on land serviced by community water and sanitary sewer systems.</p>	<p>10.2.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use and a secondary dwelling for residential use on the same parcel where the parcel is serviced by community water and sanitary sewer systems.</p>	<p>10.2A.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use and a secondary suite for residential use on the same parcel where the parcel is serviced by community water and sanitary sewer systems. (AM#1327)</p>	<p>10.3.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use on parcels with a minimum area of 375 square metres and serviced by community water and sanitary sewer systems.</p>	<p>10.3A.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use and a secondary suite for residential use on the same parcel where the parcel is a minimum area of 375 square metres and serviced by community water and sanitary sewer systems (AM #1411).</p>	<p>10.4.1 PURPOSE</p> <p>1. The purpose of this zone is to accommodate single detached residential use in the form of a one family residence with or without a secondary suite or a two family residence in locations serviced by community water and sanitary sewer systems.</p>
<p>10.1.2 Permitted Uses</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence; b) Two family residence; c) Townhouse. <p>2. The following shall be permitted as accessory uses to a one family residence:</p> <ul style="list-style-type: none"> a) Secondary suite; b) Detached accessory dwelling unit, subject to Section 8.9; c) Accessory buildings or structures, subject to Section 5.5; d) Bed and breakfast; e) Boarding; f) Day care; g) Home based business, subject to Section 8.6.2; h) Preschool. <p>3. The following shall be permitted as accessory uses to a two family residence:</p> <ul style="list-style-type: none"> a) Secondary suite; b) Detached accessory dwelling unit, subject to Section 8.9; 	<p>10.1.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence. <p>2. The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. 	<p>10.2.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence. <p>2. The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary Dwelling 	<p>10.2A.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence. <p>2. The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary Suite 	<p>10.3.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence. <p>2. The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Home based business; e) One accessory building or structure per parcel or strata lot. 	<p>10.3A.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence. <p>2. The following shall be permitted as accessory uses:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; e) Home based business; f) Secondary Suite 	<p>10.4.2 PERMITTED USES</p> <p>1. The following principal uses and no others shall be permitted:</p> <ul style="list-style-type: none"> a) One family residence; b) Two family residence. <p>2. The following shall be permitted as accessory uses to a one family residence only:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Bed and breakfast; c) Boarding; d) Day care; e) Home based business; f) Preschool. g) Secondary suite <p>3. The following shall be permitted as accessory uses to a two family residence only:</p> <ul style="list-style-type: none"> a) Accessory buildings or structures; b) Home based business.

<p>c) Accessory buildings or structures, subject to Section 5.5;</p> <p>d) Home based business, subject to Section 8.6.2.</p> <p>4. The following shall be permitted as accessory uses to a townhouse:</p> <p>a) Accessory buildings or structures, subject to Section 5.5;</p> <p>b) Home based business, subject to Section 8.6.2.</p>						
<p>10.1.3 Conditions of Use</p> <p>1. A maximum of one <i>principal building</i> is permitted on a <i>parcel</i>.</p> <p>2. <i>Parcels</i> serviced by a <i>community sanitary sewer system</i>, but not a <i>community water system</i>, are restricted to a maximum of two <i>dwelling units</i>, including a <i>one family residence</i>, and one <i>secondary suite or detached accessory dwelling unit</i>.</p> <p>3. <i>Parcels</i> serviced by a <i>community water system</i>, but not a <i>community sanitary sewer system</i>, are restricted to a maximum of two <i>dwelling units</i>, including a <i>one family residence</i>, and one <i>secondary suite</i>.</p> <p>4. A <i>bed and breakfast</i> shall be limited to 3 <i>sleeping units</i>.</p> <p>5. <i>Boarding</i> of not more than 2 persons shall be permitted.</p> <p>6. <i>Day care and Preschool accessory uses</i> are only permitted on <i>parcels</i> 460 square metres (~4,950 square feet) or greater.</p> <p>7. <i>Day care</i> as an <i>accessory use</i> shall be limited to no more than 8 children in care.</p> <p>8. A maximum of one <i>secondary suite</i> is permitted per <i>one family residence</i> and one <i>secondary suite</i> in each of the <i>two family residence</i> units.</p> <p>9. A <i>secondary suite</i> shall comply with the British</p>	<p>10.1.3 CONDITIONS OF USE</p> <p>1. There shall be no more than 1 one family residence on a parcel.</p> <p>2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.</p> <p>4. A bed and breakfast shall be limited to 3 sleeping units.</p> <p>5. Boarding of not more than 2 persons shall be permitted in a one family residence.</p> <p>6. Day care as an accessory use shall be limited to no more than 8 children in care.</p> <p>7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</p>	<p>10.2.3 CONDITIONS OF USE</p> <p>1. On a parcel there shall be no more than:</p> <p>a) 1 one family residence; and</p> <p>b) 1 secondary dwelling.</p> <p>2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. All accessory buildings or structures shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.</p> <p>4. Boarding of not more than 2 persons shall be permitted in a one family residence.</p> <p>5. Day care as an accessory use shall be limited to no more than 8 children in care.</p> <p>6. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</p> <p>7. A secondary dwelling shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.</p>	<p>10.2A.3 CONDITIONS OF USE</p> <p>1. There shall be no more than 1 one family residence on a parcel.</p> <p>2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.</p> <p>4. A bed and breakfast shall be limited to 3 sleeping units.</p> <p>5. Boarding of not more than 2 persons shall be permitted in a one family residence.</p> <p>6. Day care as an accessory use shall be limited to no more than 8 children in care.</p> <p>7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</p> <p>8. A secondary suite shall comply with the British Columbia Building Code, as amended from time to time and shall include:</p>	<p>10.3.3 CONDITIONS OF USE</p> <p>1. There shall be no more than 1 one family residence on a parcel.</p> <p>2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot.</p> <p>4. All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.</p> <p>5. A bed and breakfast shall be limited to 3 sleeping units.</p> <p>6. Boarding of not more than 2 persons shall be permitted in a one family residence.</p> <p>7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</p>	<p>10.3A.3 CONDITIONS OF USE</p> <p>1. There shall be no more than 1 one family residence on a parcel.</p> <p>2. No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot.</p> <p>4. All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.</p> <p>5. A bed and breakfast shall be limited to 3 sleeping units.</p> <p>6. Boarding of not more than 2 persons shall be permitted in a one family residence.</p> <p>7. All home based businesses shall be subject to the Home Based Business Use Regulations of this Bylaw.</p> <p>8. A secondary suite shall comply with the British Columbia Building Code,</p>	<p>10.4.3 CONDITIONS OF USE</p> <p>1. There shall be no more than 1 one family residence or 1 two family residence on a parcel.</p> <p>2. No side of a one family residence or two family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.</p> <p>3. A parcel for two family residence must meet the minimum lot area for subdivision requirements as stated in this zone for such a use.</p> <p>4. All accessory buildings or structures shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.</p> <p>5. A bed and breakfast shall be limited to 3 sleeping units.</p> <p>6. Boarding of not more than 2 persons shall be permitted in a one family residence only.</p> <p>7. Day care as an accessory use to a one family residence only shall be limited no more than 8 children in care.</p> <p>8. All home based businesses shall be subject to the Home Based</p>

<p>Columbia Building Code, as amended from time to time.</p> <p>10. A <i>secondary suite</i> shall be lesser than or equal to the floor area of the principal <i>dwelling unit</i> in which it is located.</p> <p>11. The creation of a strata lot pursuant to the Strata Property Act for a <i>secondary suite</i> shall not be permitted.</p>			<p>a) A maximum suite area of 90 square metres (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</p> <p>b) A minimum room height of 2.0 metres;</p> <p>c) Fire separation of suite from remainder of the dwelling unit; and</p> <p>d) That the creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.</p> <p>9. There shall be no more than one secondary suite per one family residence on a parcel.</p> <p>10. A secondary suite must maintain the appearance of a one family residence.</p>		<p>as amended from time to time and shall include:</p> <p>a) A maximum suite area of 90 square metres (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</p> <p>b) A minimum room height of 2.0 meters;</p> <p>c) Fire separation of suite from the remainder of the dwelling unit; and</p> <p>d) The creation of a strata lot pursuant to the Strata Property Act for the secondary suite shall not be permitted.</p> <p>9. There shall be no more than one secondary suite per one family residence on a parcel.</p> <p>10. A secondary suite must maintain the appearance of a one family residence.</p>	<p>Business Use Regulations of this Bylaw.</p> <p>9. There shall be no more than 1 secondary suite per one family residence on a parcel.</p> <p>10. A secondary suite shall comply with the British Columbia Building Code, as amended from time to time and shall include:</p> <p>a) A maximum suite area of 90 square metres (~968 square feet) or 40% of the dwelling unit floor area, whichever is less;</p> <p>b) A minimum room height of 2.0 metres;</p> <p>c) Fire separation of suite from remainder of the dwelling unit; and</p> <p>d) That the creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted. (AM#1352)</p>
<p>10.1.4 Requirements For Subdivision</p> <p>1. The minimum <i>lot area</i> for a <i>parcel</i> created by <i>subdivision</i> shall be:</p> <p>a) 460 square metres (~4,950 square feet) where there is a <i>community water system</i> and a <i>community sanitary sewer system</i> available to service the <i>parcel</i>; or</p> <p>b) 925 square metres (~9,951 square feet) where there is either a <i>community water system</i> or a <i>community sanitary sewer system</i>, but not both, available to service the <i>parcel</i>;</p> <p>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the <i>parcel</i>.</p> <p>2. The minimum <i>frontage</i> of a <i>parcel</i> shall be 10% of the</p>	<p>10.1.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision shall be:</p> <p>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</p> <p>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</p> <p>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.</p>	<p>10.2.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision shall be:</p> <p>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</p> <p>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</p> <p>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary</p>	<p>10.2A.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision shall be:</p> <p>a) 460 square metres (~4,950 square feet) where there is a community water system and a community sanitary sewer system available to service the parcel; or</p> <p>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel;</p> <p>c) 0.8 hectare (2 acres) where there is neither a community water system nor a community sanitary sewer system</p>	<p>10.3.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,030 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.</p> <p>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~39.5 feet) whichever is greater.</p>	<p>10.3A.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,035 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.</p> <p>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~40 feet) whichever is greater:</p> <p>a) In the case of where a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</p> <p>b) In the case of panhandle lots, the panhandle access strip</p>	<p>10.4.4 REQUIREMENTS FOR SUBDIVISION</p> <p>1. The minimum lot area for a parcel created by subdivision for a one family residence shall be:</p> <p>a) 460 square metres (~4,950 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or</p> <p>b) 925 square metres (~9,951 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or</p> <p>c) 0.8 hectares (~2 acres) where there is neither a community water system nor community sanitary</p>

<p>perimeter of that <i>parcel</i> or 12 metres (~39.5 feet), whichever is greater:</p> <p>a) In the case of where a <i>parcel</i> or the majority of a <i>parcel</i> fronts the bulb of a cul-de-sac road, the minimum <i>frontage</i> shall be 9 metres (~29.5 feet); or</p> <p>b) In the case of <i>panhandle lots</i>, where the panhandle access <i>strip</i> shall be at least 6 metres (~20 feet) wide at all points, the panhandle <i>front lot line</i> shall approximate the required width of a regular <i>parcel</i> in this zone, at the discretion of the Approving Officer.</p> <p>3. The minimum <i>depth</i> of a <i>parcel</i> shall be 30 metres (~97.5 feet).</p>	<p>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:</p> <p>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</p> <p>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</p> <p>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</p>	<p>sewer system available to service the parcel.</p> <p>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:</p> <p>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet) or,</p> <p>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</p> <p>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</p>	<p>available to service the parcel.</p> <p>2. The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 15 metres (~49.5 feet), whichever is greater:</p> <p>a) In the case of where a parcel or the majority of a parcel fronts the bulb of a cul-de-sac road, the minimum frontage shall be 9 metres (~29.5 feet); or</p> <p>b) In the case of panhandle lots, where the panhandle access strip shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</p> <p>3. The minimum depth of a parcel shall be 30 metres (~97.5 feet).</p>		<p>shall be at least 6 metres (~20 feet) wide at all points and the panhandle front lot line shall approximate the required width of a regular parcel in this zone, at the discretion of the Approving Officer.</p>	<p>sewer system available to service the parcel.</p> <p>2. All parcels for a one family residence shall have:</p> <p>a) a minimum frontage of 10% of the perimeter of that parcel or 15 metres (~49.5 feet) whichever is greater; or</p> <p>b) in the case of where the parcel or a majority of the parcel fronts the bulb of a cul-de-sac road. the minimum frontage shall be 9 metres (~29.5 feet); and</p> <p>c) a minimum depth of 30 metres (~97.5 feet).</p> <p>3. The minimum lot area for a parcel created by subdivision for a two family residence shall be:</p> <p>a) 700 square metres (~7,478 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or</p> <p>b) 1,125 square metres (~12,103 square feet) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or</p> <p>c) 1 hectare (~2.5 acres) where there is neither a community water system nor community sanitary sewer system available to service the parcel.</p> <p>4. All parcels for a two family residence shall have:</p> <p>a) a minimum frontage of 10% of the perimeter of that parcel or 20 metres (~66 feet) whichever is greater; and</p> <p>b) a minimum depth of 30 metres (~97.5 feet).</p>
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						5. Where a residential parcel is subdivided for the purpose of creating a two family residence in the form of side by side dwelling units for individual ownership, the new parcel so created shall contain not less than 1/2 of the minimum lot area and 1/2 of the minimum frontage required in this zone for a two family residence.
10.1.5 Site Coverage, Building Height and Setbacks * See Development Parameters comparison table	10.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table	10.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table	10.2A.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table	10.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table	10.3A.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table	10.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS * See Development Parameters comparison table
10.1.6 General Regulations 10.1.6.1 Access 1. All <i>dwelling units</i> shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that: a) provides direct pedestrian access from the <i>dwelling unit</i> entrance to either an abutting street, or a rear <i>lane</i> . b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet). 2. All <i>detached accessory dwelling units</i> when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance. 10.1.6.2 Outdoor Amenity Area 1. Each <i>dwelling unit</i> (excluding a <i>secondary suite</i>) shall be provided with an <i>outdoor amenity area</i> for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible	N/A	N/A	N/A	N/A	N/A	N/A

<p>directly from the <i>dwelling unit</i> it is to serve.</p>						
<p>10.1.7 Other Requirements 1. All <i>off-street parking areas</i> and <i>off-street loading spaces</i> shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All <i>landscaping, screening</i> and <i>fences</i> shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.1.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.2.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.2A.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.3.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.3A.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>	<p>10.4.6 OTHER REQUIREMENTS 1. All off-street parking areas and off-street loading spaces shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw. 2. All landscaping, screening and fences shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.</p>
<p>10.1.8 Special Regulations 1. Despite 10.1.3.2 and 10.1.3.3, and unless a property was granted approval prior to the completion of the District of Hope’s Water Master Plan in March 2019, the <i>parcels</i> shaded purple on Figure 1 and Figure 2 shall be restricted to a maximum of a <i>one family residence</i>, until such time as the <i>community water system</i> is deemed by a qualified professional and approved by the District of Hope, to have sufficient capacity to safely service the parcels for the use intended.</p>	<p>10.1.7 SPECIAL REGULATIONS 1. N/A</p>	<p>10.2.7 SPECIAL REGULATIONS 1. N/A</p>	<p>10.2A.7 SPECIAL REGULATIONS 1. N/A</p>	<p>10.3.7 SPECIAL REGULATIONS 1. N/A</p>	<p>10.3A.7 SPECIAL REGULATIONS .1 N/A</p>	<p>10.4.7 SPECIAL REGULATIONS .1 N/A</p>

DISTRICT OF



Bill 44: Small-Scale Multi-Unit Housing



Purpose of today's meeting

- Provide an overview of the Small-Scale Multi-Unit Housing legislation (Bill 44)
- Outline our approach to comply with Bill 44
- Review implementation of Bill 44 in Hope
- Confirm Restricted Zones in Hope
- Discuss proposed zoning bylaw amendments
- Assess possible lot configuration examples



Bill 44: Small-Scale Multi-Unit Housing

- Passed in Fall 2023 and applies to all municipalities and regional districts in the province.

Intent

- Single-family detached homes are out of reach for many people in BC. Encourage “missing middle” housing forms.
- Speed up approvals process for housing.
- Increase housing supply and diversity through optimization of land in existing single and duplex zones (urban containment boundary or regional growth boundary and serviced).
- Increase density in areas close to transit hubs and along transit corridors.

“The aim of the SSMUH legislation is to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC.”



Provincial Policy Manual & Site Standards

Supporting local government with legislative requirements under the Local Government Act and Vancouver Charter for small-scale, multi-unit housing



Small-Scale, Multi-Unit Housing

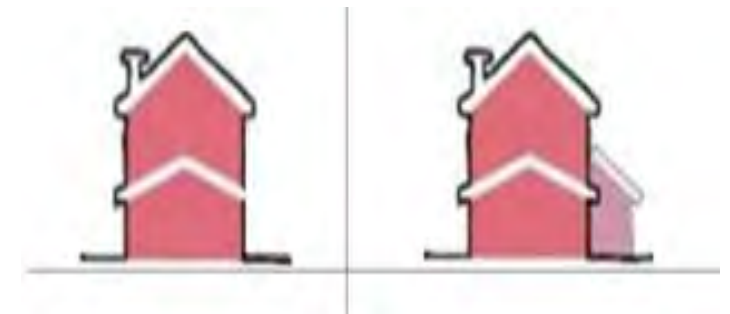


Bill 44: Small-Scale Multi-Unit Housing

SEMI-DETACHED/ DUPLEX LOTS ("Two Family" Residence)



SINGLE UNIT LOTS ("One Family" Residence)



What Is The Legislation

- Requires two to four units per lot in existing single-family and duplex zones "Restricted Zones" that are not subject to frequent transit.
- Housing can be provided in a range of different building typologies.
- Municipality to apply local context to zoning bylaw updates.
- Provides guidelines for implementation of additional housing.
- Encourages a more permissive approach to zoning in Restricted Zones.

What is a Restricted Zone

- A zone restricted to only single and duplex housing, including secondary suites and additional dwelling units.
- Does not include multi-unit residential zones.
- For three to four units, a zone within a Regional Growth Boundary or Urban Containment Boundary.
- Serviced by District water and sanitary services.

Bill 44: Small-Scale Multi-Unit Housing

Exemptions For Restricted Zone

- Agricultural Land Reserve density restrictions.
- Hazard areas where the hazard can not be practically mitigated.
- Heritage protection.
- Not connected to water or sewer system provided as a service by a municipality or regional district.
- Zone with a minimum subdivision requirement larger than 4,050 m² (1 ac/ 0.4 ha).
- A parcel of land that is larger than 4,050 m² (1 ac/ 0.4 ha).



Bill 44: Small-Scale Multi-Unit Housing

What Does This Mean For Hope?

- Hope has seven Restricted Zones, including CD-3. These zones are required to allow a minimum of three to four units per lot, subject to lot size considerations and any exemptions.
- Hope does not have frequent transit and therefore the requirement for a minimum of six units per lot does not apply to Hope.
- Hope is not required to amend zones not deemed to be Restricted Zones *.

* Aside from some minor housing keeping amendments, no changes to zones not considered Restricted Zones are proposed. There is no increase in density proposed in these zones.

Key considerations for Hope when considering SSMUH

- Servicing
- Form and Character - Building typology and tenure
- Urban vs. Rural Residential
- Parking Requirements
- Lot intensification

Local context and application - one size *DOESN'T* fit all

Bill 44: Small-Scale Multi-Unit Housing

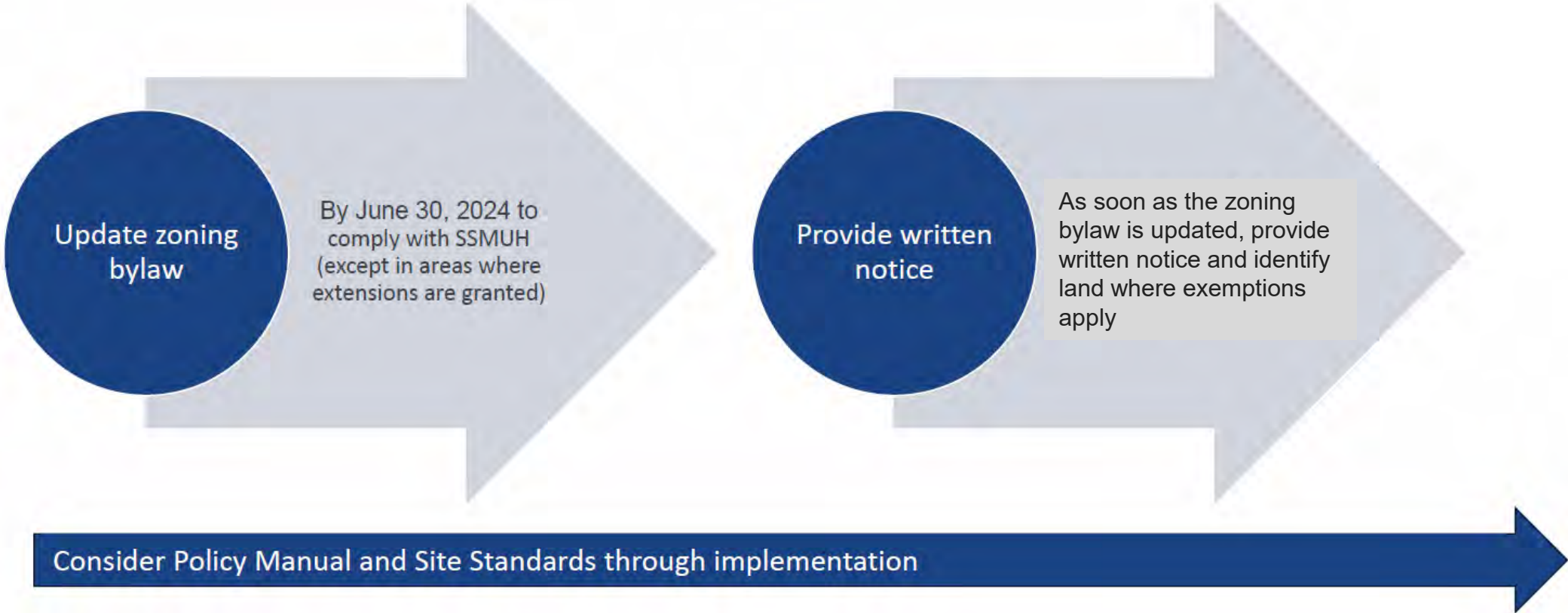
Bill 44 Zoning Bylaw Considerations

- Lot layout configurations
- Not restricting tenure
- Community priorities
- Provincial guidance and benchmarks
- Ensuring viable implementation of minimum units per lot





Bill 44: Small-Scale Multi-Unit Housing





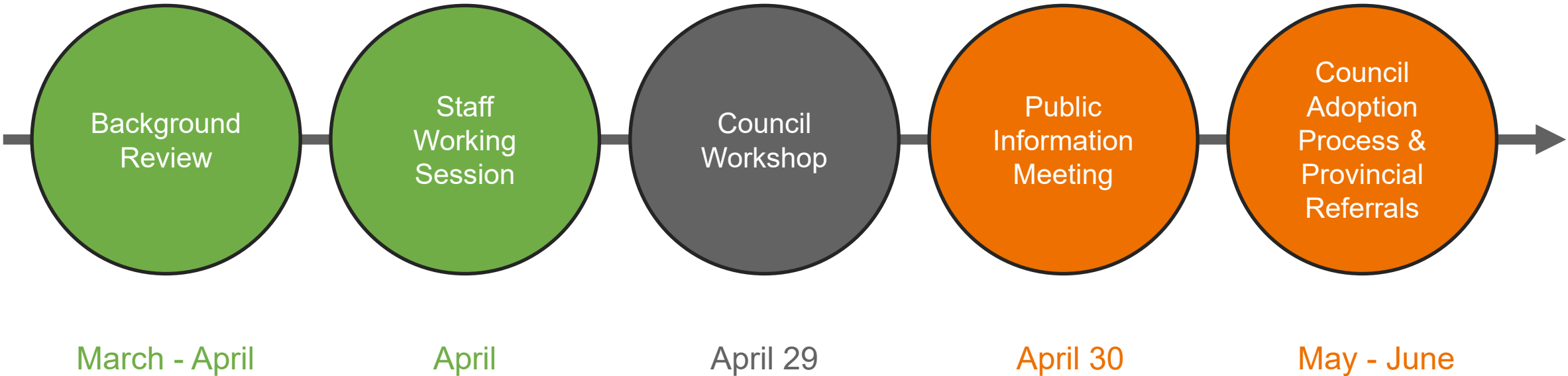
Bill 44: Small-Scale Multi-Unit Housing

Housing Needs Reports	Official Community Plans	Zoning Bylaws
<p>All local governments must update HNRs using a standard method, for a more consistent, robust, understanding of current and anticipated local housing needs – <u>the 20-year total # of housing units.</u></p>	<p>Municipalities must:</p> <ul style="list-style-type: none"> • Update OCP every 5 years (with public engagement) • Ensure OCP provides for <u>the 20-year total # of housing units.</u> <p>All Local Governments must:</p> <ul style="list-style-type: none"> • Plan for housing over a longer timeframe (20 years, not 5) • Include policies that address a broader range of housing types (e.g. family housing, seniors housing, housing for those at risk of homelessness) 	<p>Municipalities must align zoning bylaws with HNR and OCP by accommodating (pre-zoning) <u>the 20-year total # of housing units.</u></p>
<p>Interim HNR update: Jan 1, 2025</p>	<p>OCP update: December 31, 2025 <u>Municipalities Only</u></p>	<p>Zoning bylaw update: Dec 31, 2025</p>



Bill 44: Our Approach

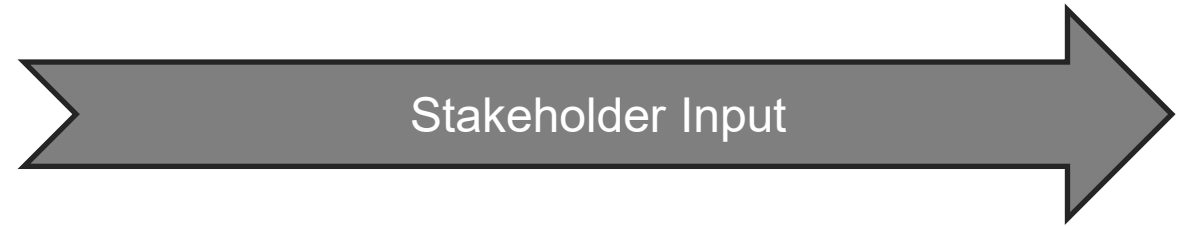
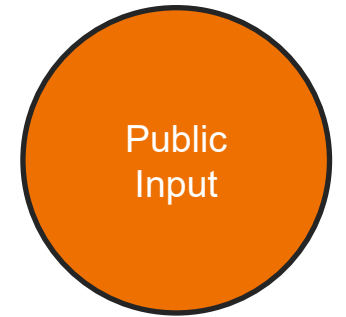
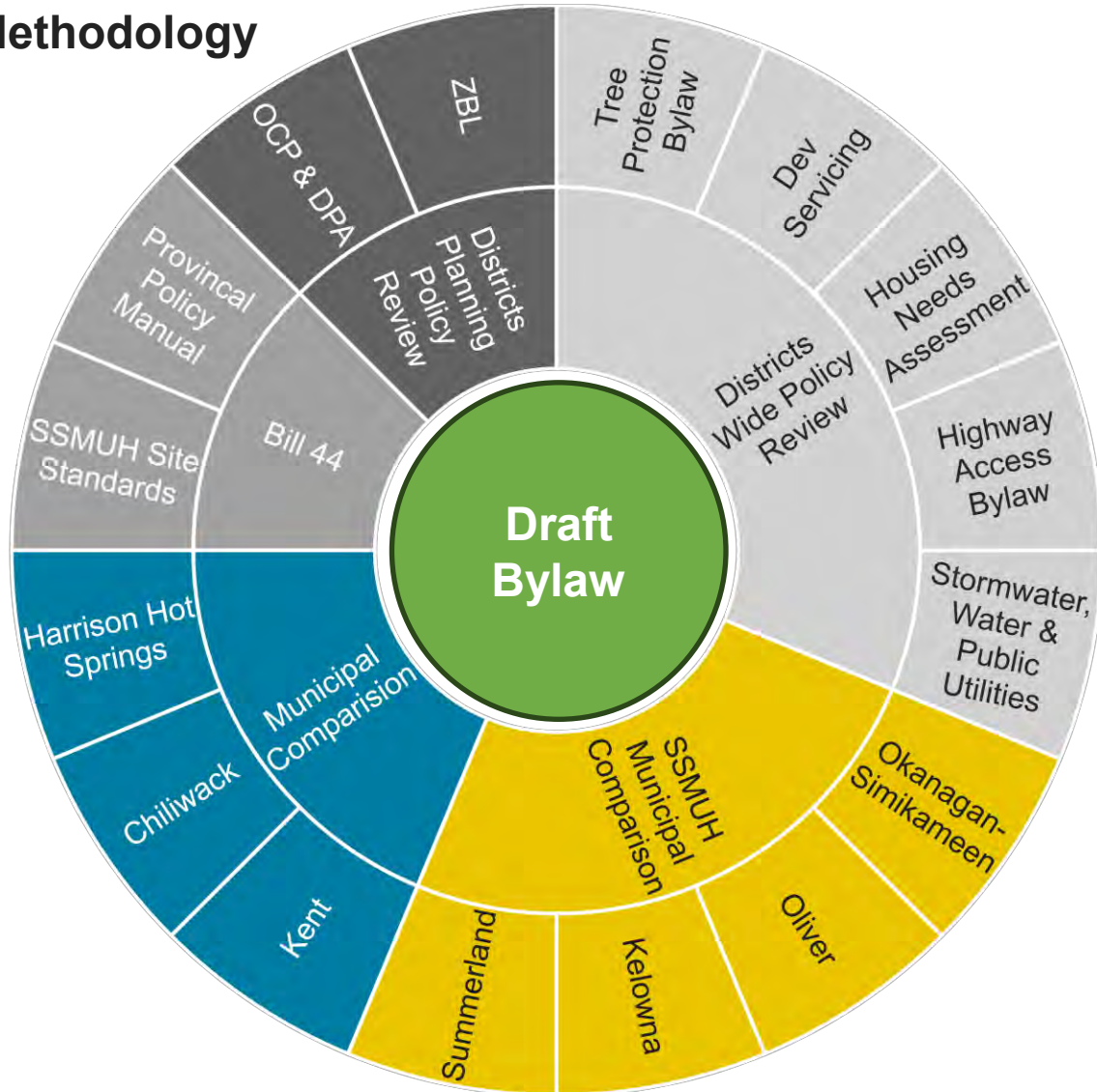
Project Timeline and Milestones





Bill 44: Our Approach

Methodology





Bill 44: Implementation in Hope

Provincially Mandated:

- Restricted zone definition
- Minimum dwelling units per “Restricted Zone”
- No public hearings for Bill 44 implementation
- Timeline for Bill 44 implementation
- Requirement to consider provincial guidelines
- List of exemptions that can be applied
- Extension to comply with legislation criteria

Flexibility for District of Hope:

- Building Typology
- Building Heights
- Setbacks
- Lot Coverage
- Parking Requirements
- Landscaping
- Conditions of Use

“Prohibits local governments from using zoning powers to create overly prohibited requirements which could jeopardize the implementation of the subject policy.”

- Not impeding viable implementation of minimum units per lot.
- Not restricting housing tenure.
- Consider development benchmarks (i.e., parking, heights, setbacks, lot layout).



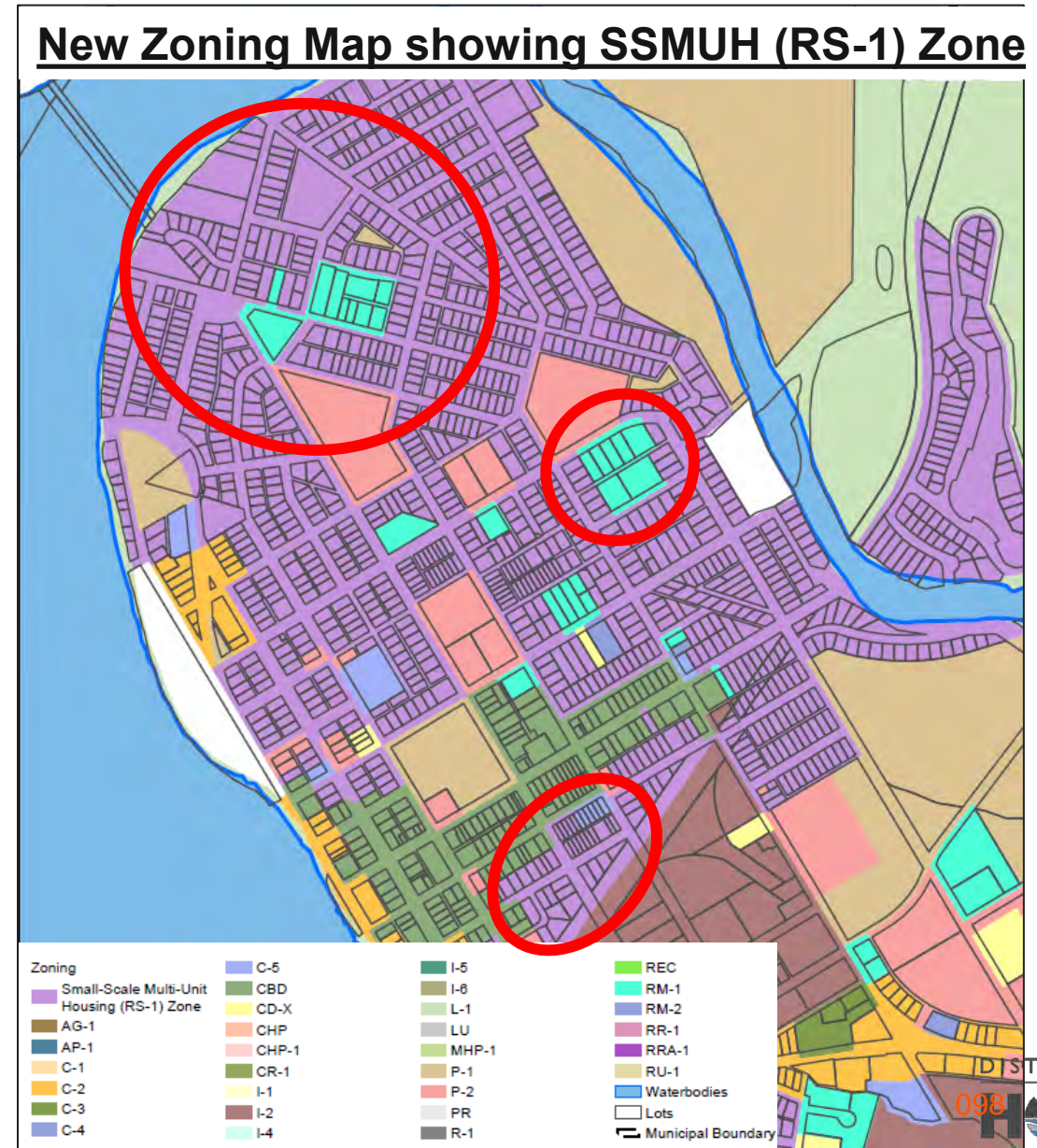
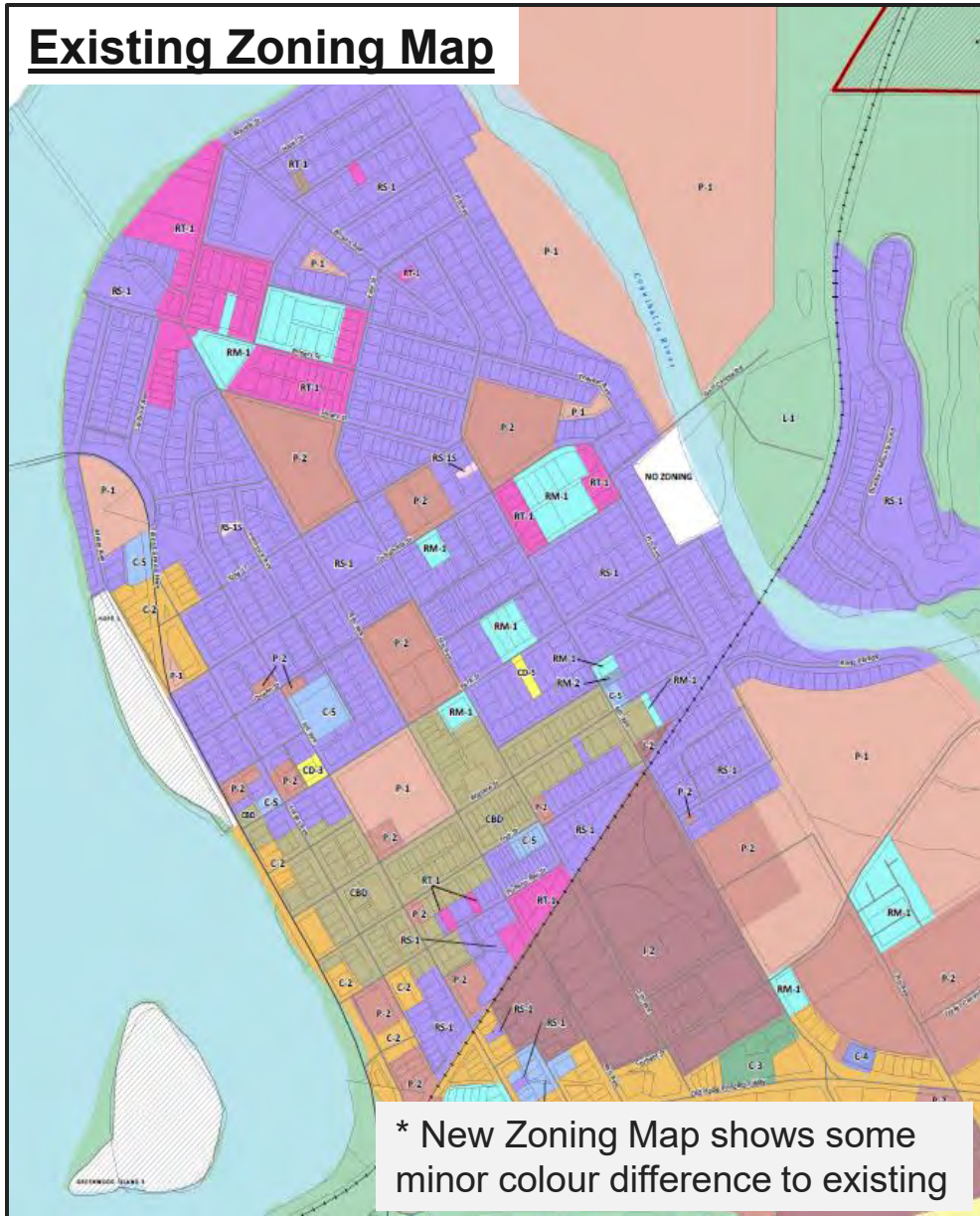
Bill 44: Implementation in Hope

Proposed Approach to Restricted Zone

CURRENT RESTRICTED ZONES	PROPOSED RESTRICTED ZONES
Single Family Residential (RS-1)	Consolidate into an updated: Small-Scale Multi-Unit Housing (RS-1) Zone
Single Family Residential with Secondary Dwelling (RS-1S)	
Single Family Residential with Secondary Suite (RS-1T)	
Compact Single Family Residential (RS-2)	
Compact Single Family Residential with Secondary Suite (RS-2T)	
Two Family Residential (RT-1)	
Comprehensive Zone 3 (CD-3)	Update to allow for 3 to 4 units without changing development parameters

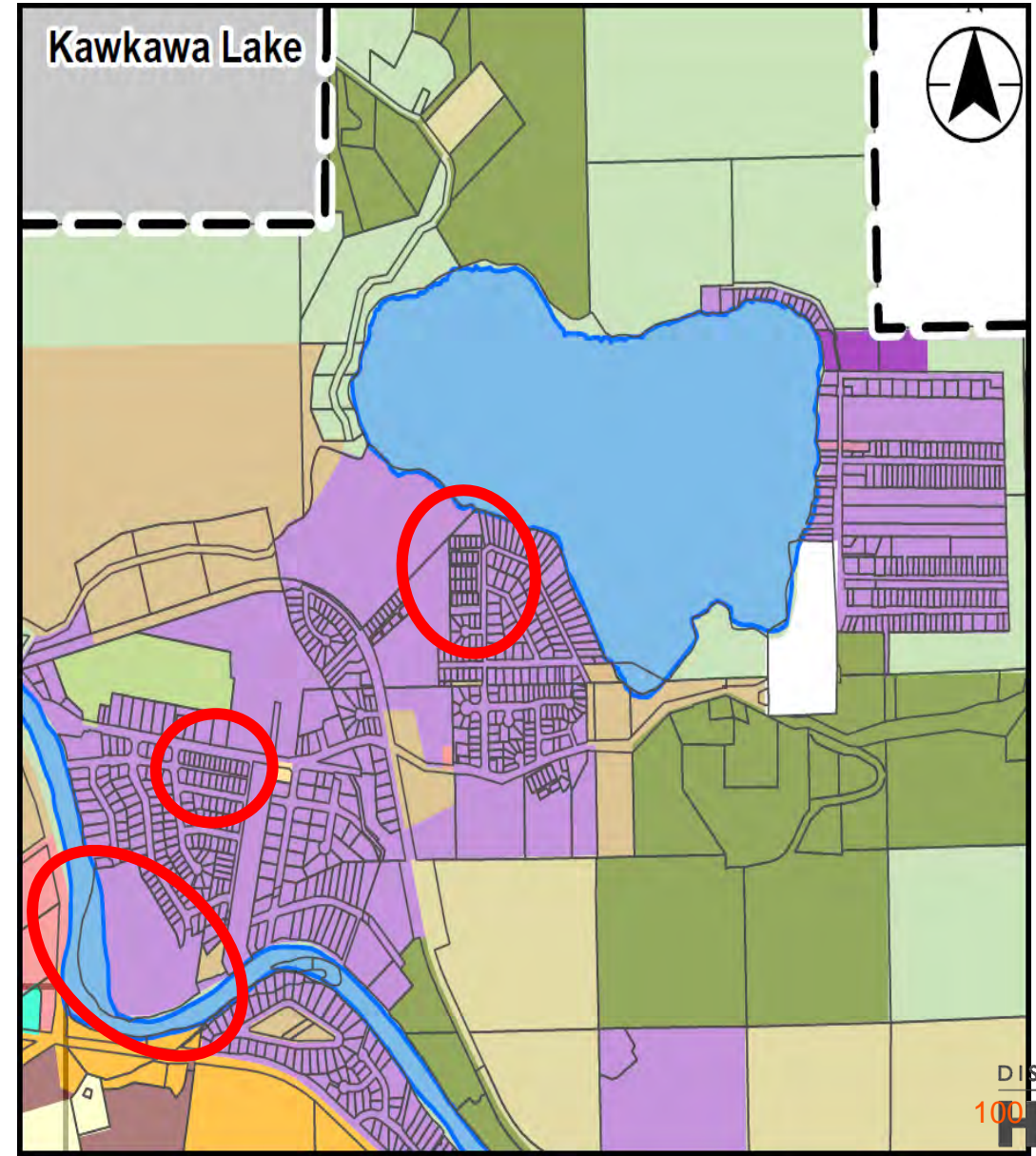
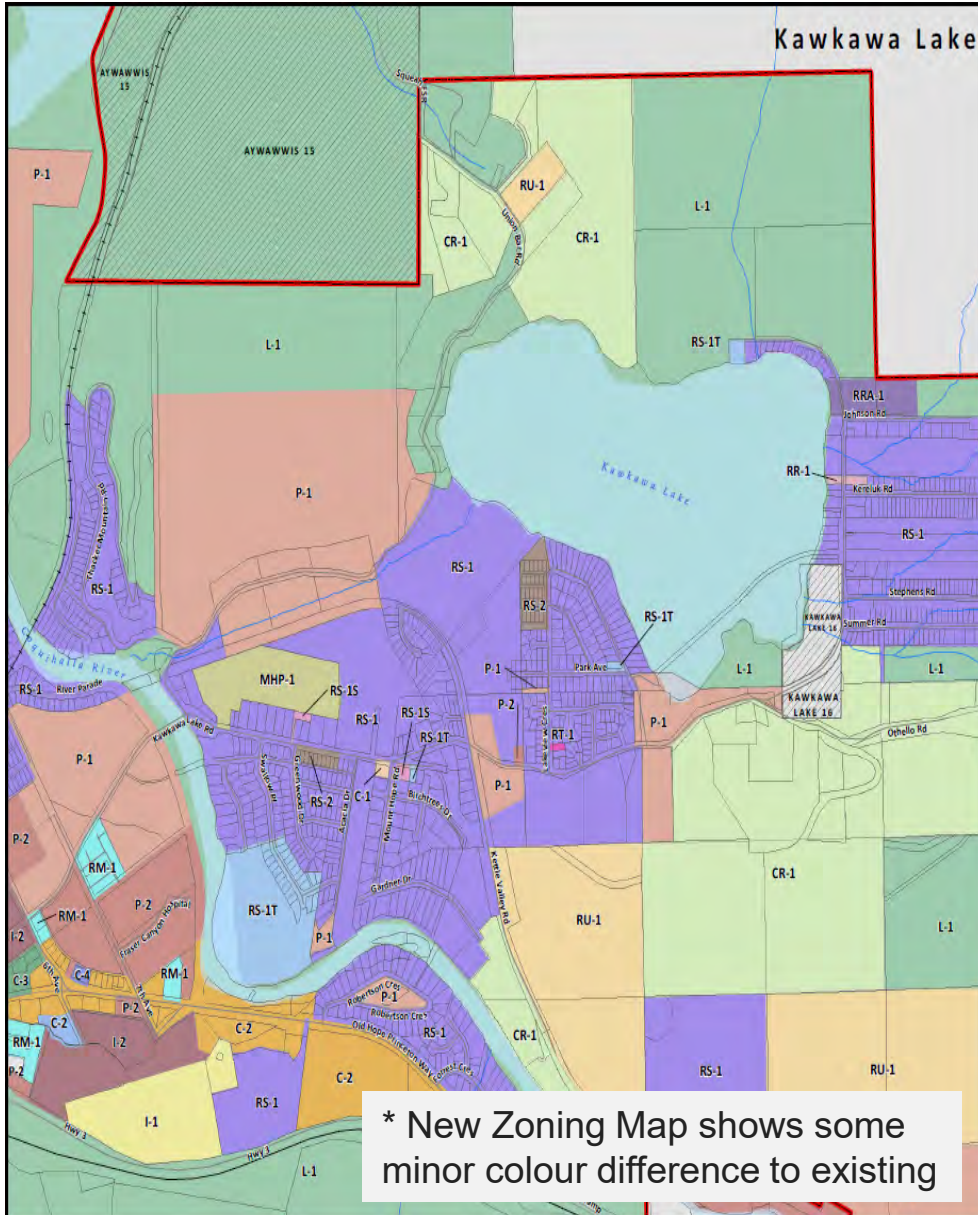


Bill 44: Implementation in Hope





Bill 44: Implementation in Hope





Bill 44: Zoning Bylaw Map (SSMUH (RS-1) Zone)



NOTE: Coordinate System: NAD 1983 UTM Zone 12N
Data Source: CADALC, Government of British Columbia
Map: Valley Regional District, District of Hope

- Zoning**
- Small-Scale Multi-Unit Housing (RS-1) Zone
 - AG-1
 - AP-1
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - CBD
 - CD-X
 - CHP
 - CHP-1
 - CR-1
 - I-1
 - I-2
 - I-4
 - I-5
 - I-6
 - L-1
 - LU
 - MHP-1
 - P-1
 - P-2
 - PR
 - R-1
 - REC
 - RM-1
 - RM-2
 - RR-1
 - RRA-1
 - RU-1
 - Waterbodies
 - Lots
 - Municipal Boundary

Agricultural	AG-1	Comprehensive Development	CD-X
Rural	RU-1	Heavy Industrial	I-1
Country Residential	CR-1	General Industrial	I-2
Small-Scale Multi-Unit Housing	RS-1	Vehicle Wrecking	I-4
Multiple Family Residential	RM-1	Heliport	I-5
Ground Oriented Multiple Family Residential	RM-2	Water Industrial	I-6
Mobile Home Park	MHP-1	Limited Use	L-1
Local Commercial	C-1	Parks and Recreation	P-1
Highway Commercial	C-2	Institutional	P-2
Regional Commercial	C-3	Airport	AP-1
Neighbourhood Public House	C-4	Campground & Holiday Park	CHP-1
Commercial Transition	C-5	Residential & Recreational	RRA-1
Downtown Commercial	CBD	Resort Rehabilitation	RR-1

0 550 1,100 1,650 2,200
1:50,000 (at original document size of 8.5x11")

Stantec

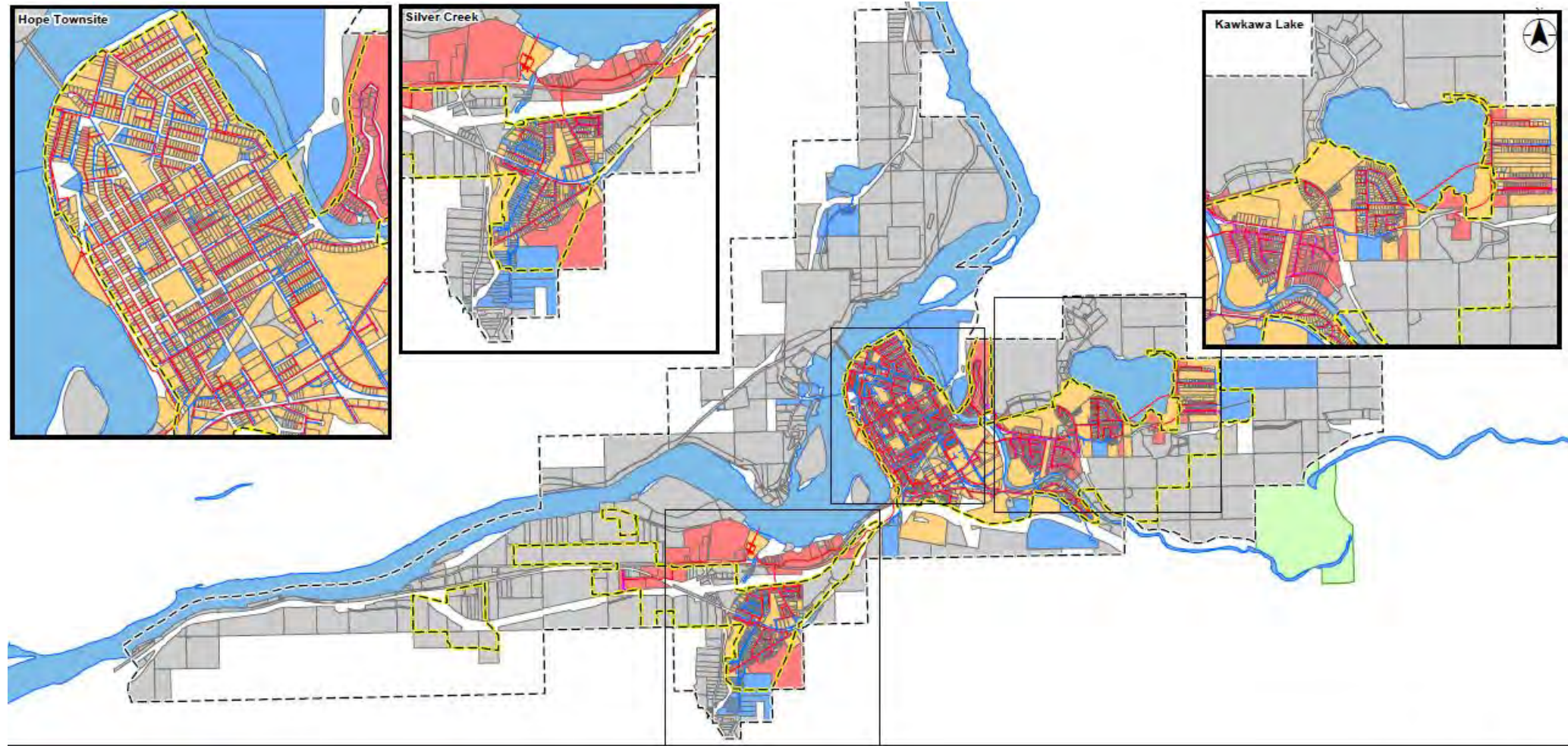
Project Location: District of Hope, Fraser Valley Regional District, BC
Project Number: 11102018
Prepared by: GREG TAMM on 2024/01/15
Reviewed by: GWYLLCHEN on 2024/01/15

Client/Project/Report: District of Hope
District of Hope Zoning Bylaw

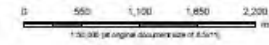
Figure No: X
Title: District of Hope Zoning Bylaw



Bill 44: Servicing Map



- | | | |
|--------------------------|--------------------|--|
| Municipal Boundary | Water Main Private | Utility Status |
| Regional Growth Boundary | Water Service Line | No Adjacent Utilities |
| Sanitary Main | Waterbodies | Within 20m of Sanitary Main |
| Sanitary Service Line | Parks | Within 20m of Water Main |
| Water Main | | Within 20m of Water and Sanitary Mains |



Stantec

Project Location: District of Hope, Fraser Valley Regional District, BC
 Project Number: 115520-02
 Prepared by: S4607/CAM/AN on 2014-09-15
 Replaced by: S4607/CAM/AN on 2014-09-15

Client/Project Report: District of Hope

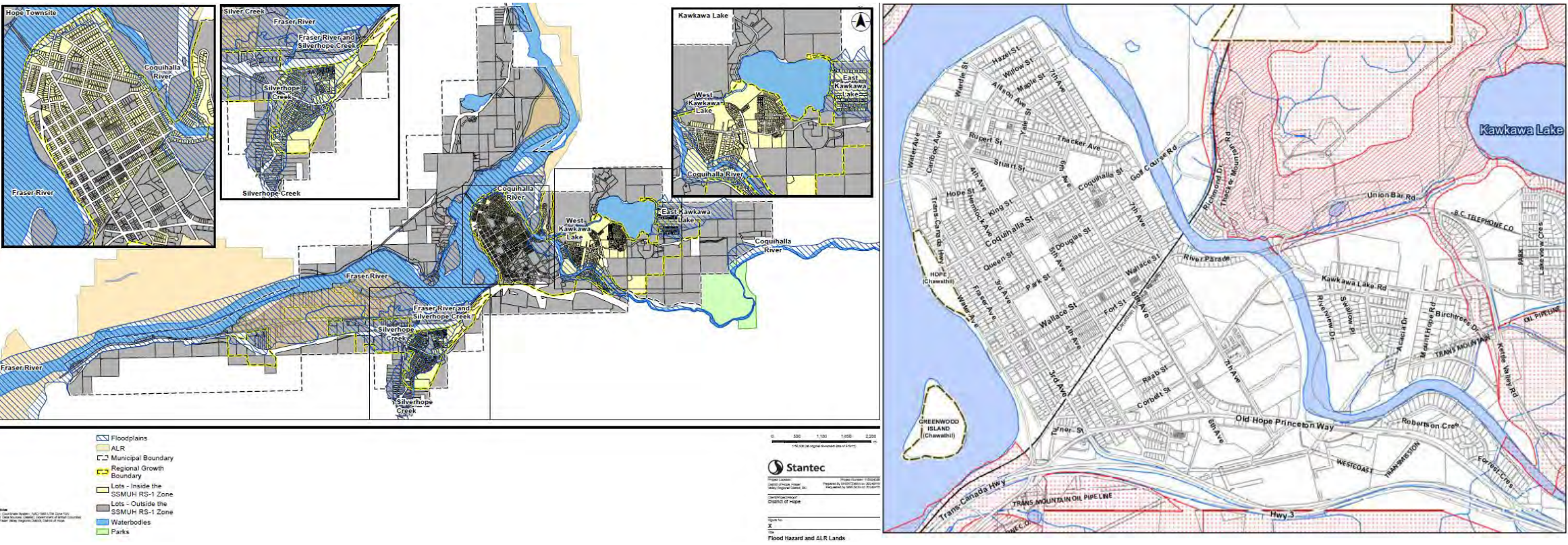
Figure No: X
 Title: Servicing Map

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Bill 44: Development Permit Areas

DISTRICT OF HOPE - ZONING BYLAW COMPLIANCE UPDATE

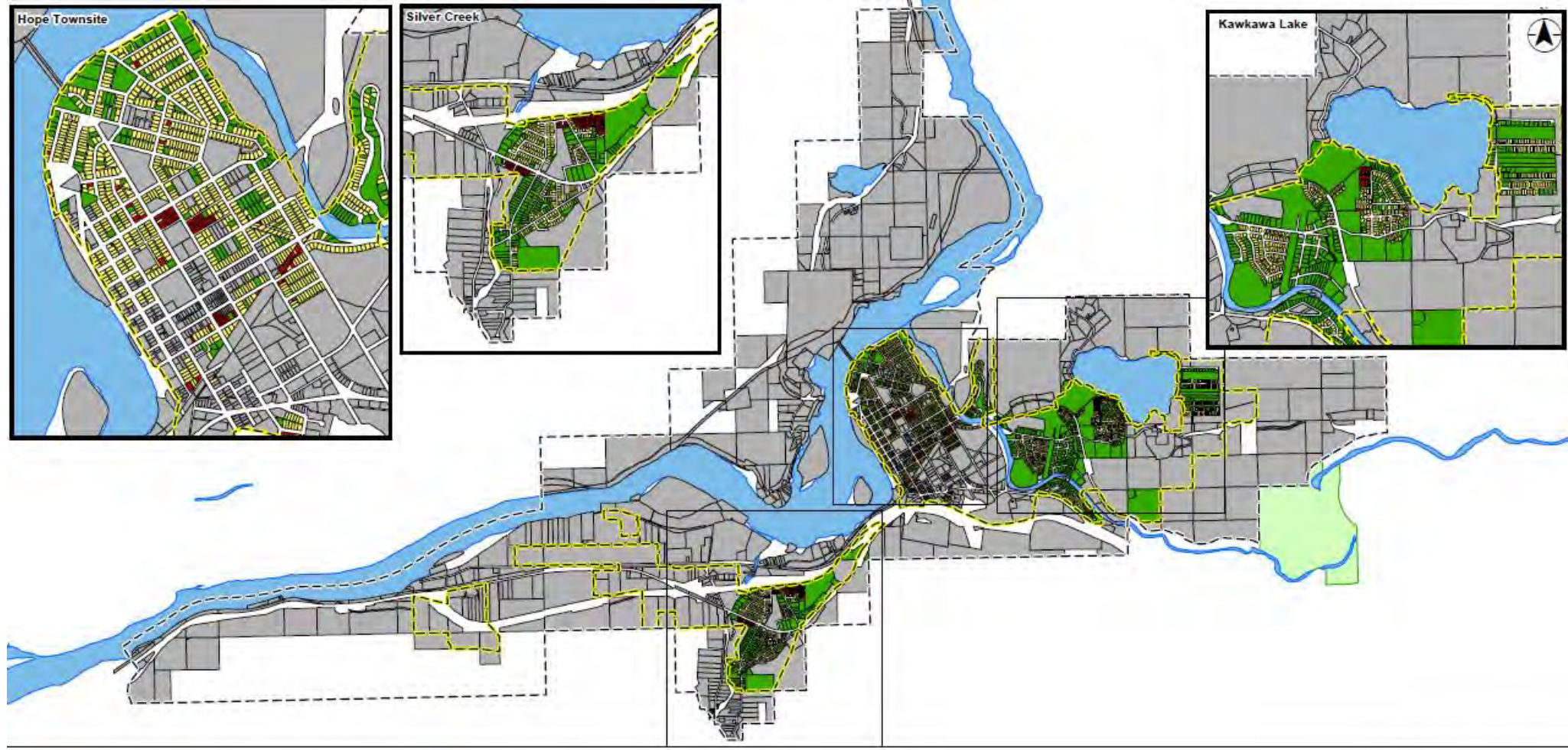


Environmental Hazards in the District of Hope

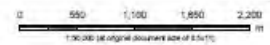
- The District of Hope’s Development Permit Areas (DPA) will remain in effect and may dictate what types of development can occur.
- Bill 44 legislation does not supersede the requirements of a DPA but cannot be used to unreasonably restrict development where an identified hazard can be practically mitigated.
- All parcels in the SSMUH (RS-1) Zone that are within an environmental DPA will be required to provide mitigation in line with the DPA guidelines and obtain municipal approval.



Bill 44: Parcel Size Map



- Municipal Boundary
- Regional Growth Boundary
- Lots Less Than 460 m² - Inside the SSMUH RS-1 Zone
- Lots Between 460 m² and 920 m² - Inside the SSMUH RS-1 Zone
- Lots Greater Than 920 m² - Inside the SSMUH RS-1 Zone
- Lots - Outside the SSMUH RS-1 Zone
- Waterbodies
- Parks



Stantec

Project Location: Hope, British Columbia
 Client: District of Hope
 Prepared by: GARY MCNEIL, GARY MCNEIL
 Checked by: GARY MCNEIL, GARY MCNEIL

Project Number: 115000000
 Prepared by: GARY MCNEIL, GARY MCNEIL
 Checked by: GARY MCNEIL, GARY MCNEIL

Client/Prepared by:
 District of Hope

Figure No:
 X

Title:
 Parcel Size Map

Source:
 Canadian System: NAD 83 UTM Zone 18N
 1. Local Authority: District of Hope
 2. Source: Aerial Photography, District of Hope



Bill 44: Implementation in Hope

Approach for zones not defined as “Restricted”

Zones	Proposed Approach
All Rural and Agricultural Zones	<ul style="list-style-type: none"> Text amendment to change terminology from ‘Secondary Dwelling’ to ‘Detached Accessory Dwelling Unit’
All Multiple Family Residential Zones	<ul style="list-style-type: none"> No changes proposed
Mobile Home Park (MHP-1) Zone	<ul style="list-style-type: none"> No changes proposed
All Commercial, Industrial, Public, and Miscellaneous Zones	<ul style="list-style-type: none"> No changes proposed
All Comprehensive Development Zones (Except for CD-3)	<ul style="list-style-type: none"> Text amendment to CD-7 to update terminology from ‘RS-2 Zone’ to ‘Small-Scale Multi-Unit Housing (RS-1) Zone’ No changes to other CD Zones

Bill 44: Proposed SSMUH (RS-1) Zone

Small-Scale Multi-Unit Housing (RS-1) Zone Summary

- Three dwelling units on a parcel equal to or less than 280 m².
- Four dwelling units on a parcel greater than 280 m².
- Requires lots to be fully serviced to benefit from three to four dwelling unit minimums.
- One and two-family residences, and townhouse forms permitted.
- Secondary suites and detached accessory dwelling units permitted.
- Minimum 460 m² parcel size.
- 50% building coverage / 70% impervious surface.
- Maximum principal building height of 10 m and 6 m for detached accessory dwelling units.
- Setbacks for a principal building:
 - 4m front yard,
 - 1.2m side yard, and
 - 4m rear yard,
 - 2.5m exterior side yard



Bill 44: Proposed SSMUH (RS-1) Zone

USES

Current Restricted Zones

Principal Uses

- One family residence
- Two family residence *

Accessory Uses

- Secondary suite *
- Detached accessory dwelling unit *
- Accessory buildings or structures
- Bed and breakfast
- Boarding
- Day care
- Home based business
- Preschool

Proposed SSMUH (RS-1) Zone

Principal Uses

- One family residence
- Two family residence
- Townhouse

Accessory Uses

- Secondary suite (Only one / two family)
- Detached accessory dwelling unit (Only one / two family)
- Accessory buildings or structures (All principal)
- Bed and breakfast (Only one family)
- Boarding (Only one family)
- Day care (Only one family)
- Home based business (All Principal)
- Preschool (Only one family)

* Applies only to some existing RS Zones

Bill 44: Proposed SSMUH (RS-1) Zone

CONDITIONS OF USE

Proposed SSMUH (RS-1) Zone

- A maximum of one principal building is permitted on a parcel.
- Parcels serviced by a community sanitary sewer system, but not a community water system, are restricted to a maximum of two dwelling units, including a one family residence, and one secondary suite or detached accessory dwelling unit.
- Parcels serviced by a community water system, but not a community sanitary sewer system, are restricted to a maximum of two dwelling units, including a one family residence, and one secondary suite.
- A bed and breakfast shall be limited to 3 sleeping units.
- Boarding of not more than 2 persons shall be permitted.
- Day care and Preschool accessory uses are only permitted on parcels 460 square metres or greater.
- Day care as an accessory use shall be limited to no more than 8 children in care.
- A maximum of one secondary suite is permitted per one family residence and one secondary suite in each of the two family residence units.
- A secondary suite shall comply with the British Columbia Building Code, as amended from time to time.
- A secondary suite shall be lesser than or equal to the floor area of the principal dwelling unit in which it is located.
- The creation of a strata lot pursuant to the Strata Property Act for a secondary suite shall not be permitted.



Bill 44: Proposed SSMUH (RS-1) Zone

SUBDIVISION REQUIREMENTS:

Current Restricted Zones

Fully serviced

- 460 m² (one family residence)
- 700 m² (two family residence)
- 375 m² (compact zones)

Partially serviced

- 925 m² (one family residence)
- 1,125 m² (two family residence)

Not serviced

- 0.8 ha (one family residence)
- 1 hectare (two family residence)

Proposed SSMUH (RS-1) Zone

Fully serviced

- 460 m² (0.11 ac/ 0.046 ha)

Partially serviced

- 925 m² (0.23 ac/ 0.09 ha)

Not serviced

- 0.8 ha (2 ac/ 8,000 m²)



Bill 44: Proposed SSMUH (RS-1) Zone

FRONTAGE REQUIREMENTS:

Current Restricted Zones

Minimum lot frontage

- 10% or 12m (compact zones)
- 10% or 15m (one-family residence)
- 10 or 20m (duplex zone)

Minimum lot depth

- 30 m
- No depth requirement in compact zones

Proposed SSMUH (RS-1) Zone

Minimum lot frontage

- 10% or 12 m

Minimum lot depth

- 30 m



Bill 44: Proposed SSMUH (RS-1) Zone

SITE COVERAGE AND BUILDING HEIGHT:

Current Restricted Zones

	Principal Building or Structure	Detached Accessory Dwelling Unit	Accessory Building or Structure
Maximum Site Coverage	45%	45%	45%
Maximum Building Height	8 - 10 metres	5 metres	4 - 5 metres

Proposed SSMUH (RS-1) Zone

Maximum Permitted Dwelling Units Per Lot *	Three <i>dwelling units</i> for parcels equal to or less than 280 square meters (~3,000 square feet) in size	Four <i>dwelling units</i> for parcels greater than 280 square meters (~3,000 square feet) in size
Maximum Site Coverage		
All Buildings **	50%	
Impervious Surfaces	70%	
Maximum Height		
Principal Building	10 metres (~33 feet)	
Detached Accessory Dwelling Unit	6 metres (~20 feet)	
Accessory Building or Structure	5 metres (~16.5 feet)	



Bill 44: Proposed SSMUH (RS-1) Zone

LOT LINE SETBACKS:

Current Restricted Zones

Front lot line

- Principal 6 m - 7.5 m
- Detached Accessory Dwelling Unit 7.5 m
- Accessory Building 7.5 m

Rear lot line

- Principal 4 m - 4.5 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m - 1.5 m

Interior side lot line

- Principal 1.2 m - 1.5 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m

Exterior side lot line

- Principal 2.5 m-3.5 m
- Detached Accessory Dwelling Unit 3.5 m
- Accessory Building 2.5 m-3.5 m

Proposed SSMUH (RS-1) Zone

Front lot line

- Principal 4 m
- Detached Accessory Dwelling Unit 4 m
- Accessory Building 4 m

Rear lot line

- Principal 4 m
- Detached Accessory Dwelling Unit 1.5 m
- Accessory Building 1 m

Interior side lot line

- Principal 1.2 m
- Detached Accessory Dwelling Unit 1.2 m
- Accessory Building 1 m

Exterior side lot line

- Principal 2.5 m
- Detached Accessory Dwelling Unit 2.5 m
- Accessory Building 2.5 m



Bill 44: Proposed SSMUH (RS-1) Zone

GENERAL REGULATIONS:

Proposed SSMUH (RS-1) Zone

Access

- All dwelling units shall have access to a minimum 1.2 metres paved or gravel path that:
 - a) provides direct pedestrian access from the dwelling unit entrance to either an abutting street, or a rear lane.
 - b) is clear of all projections or obstructions to a minimum height of 2.5 metres.
- All detached accessory dwelling units when accessed from the abutting street, shall have a minimum 1.2 metres paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

Outdoor Amenity Area

- Each dwelling unit (excluding a secondary suite) shall be provided with an outdoor amenity area for its exclusive use, that has a minimum width of 2.5 metres and area of 10 square metres.



Bill 44: Proposed SSMUH (RS-1) Zone

PARKING REQUIREMENTS:

	Current Zoning Bylaw	Proposed SSMUH (RS-1) Zone
One Family Residence	2 per dwelling unit	2 per dwelling unit
Two Family Residence	2 per dwelling unit	1.5 per dwelling unit
Townhouse	1.5 per dwelling unit 0.2 visitor parking	1.25 per dwelling unit
Secondary Suites and Secondary Dwellings	1 per dwelling unit	1 per dwelling unit



Bill 44: Proposed SSMUH (RS-1) Zone

UPDATED DEFINITIONS AND WIDER ZONING BYLAW UPDATE:



Replaced **Secondary Dwelling** with Detached Accessory Dwelling Unit

- Removed only one detached accessory dwelling unit per parcel regulation.
- Now permitted on parcels where there are one and two family residences.
- Increased maximum size from 70 m² to 90 m² for a detached accessory dwelling unit.
- Increased maximum height allowance from 5 m to 6 m.

Secondary Suite

- Now permitted on parcels where there are one and two family residences

Added **Outdoor Amenity Area**

- Means the open space provided for the exclusive use of residents of a dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is to serve.

Added **Impervious Surfaces**

- Means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development, and is expressed as a percentage of the total lot area. Impervious surfaces include, but are not limited to, buildings and structures, patios, paved walkways and driveways, and hardscaping.

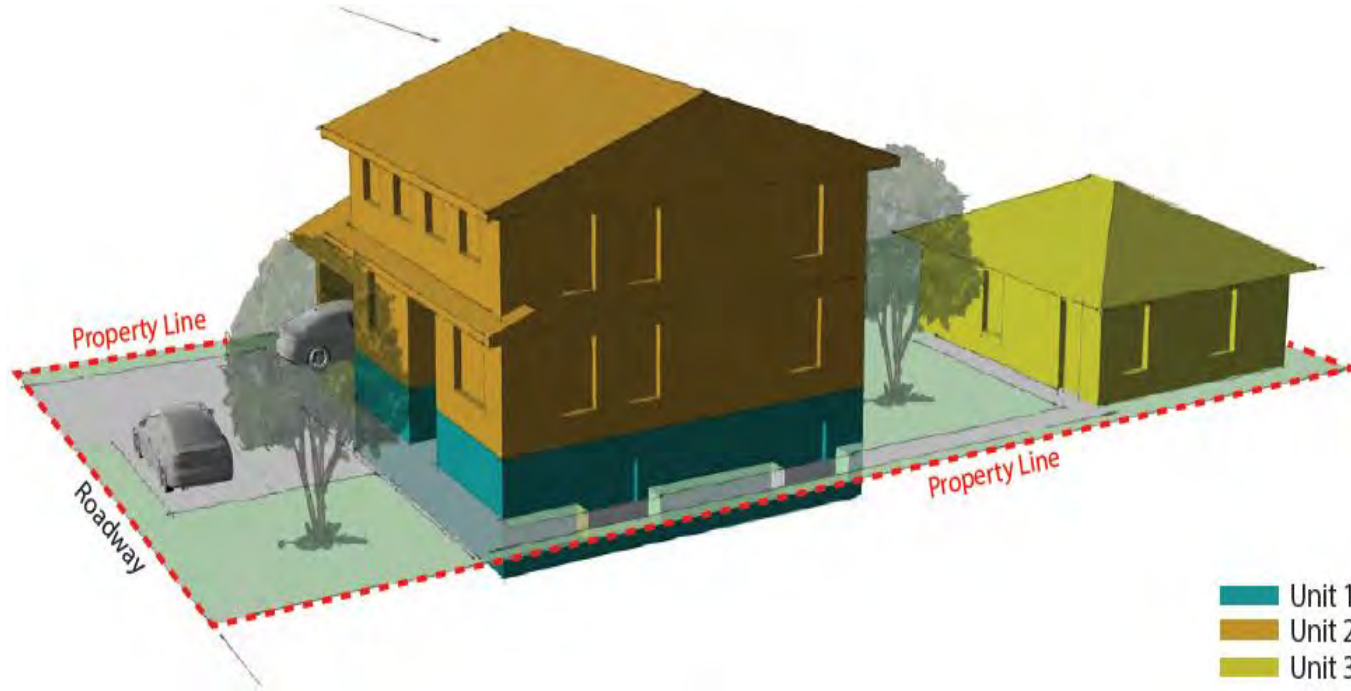
Considerations: Competing Priorities

- Parking
- Form and character
- Green space
- Building typology, tenure, and hierarchy
- Setbacks
- Amenity space
- Site functionality
- Stormwater management
- Impacts on neighbours
- Viability to implement unit minimums





Lot Layout Scenarios: Low Impact (1)

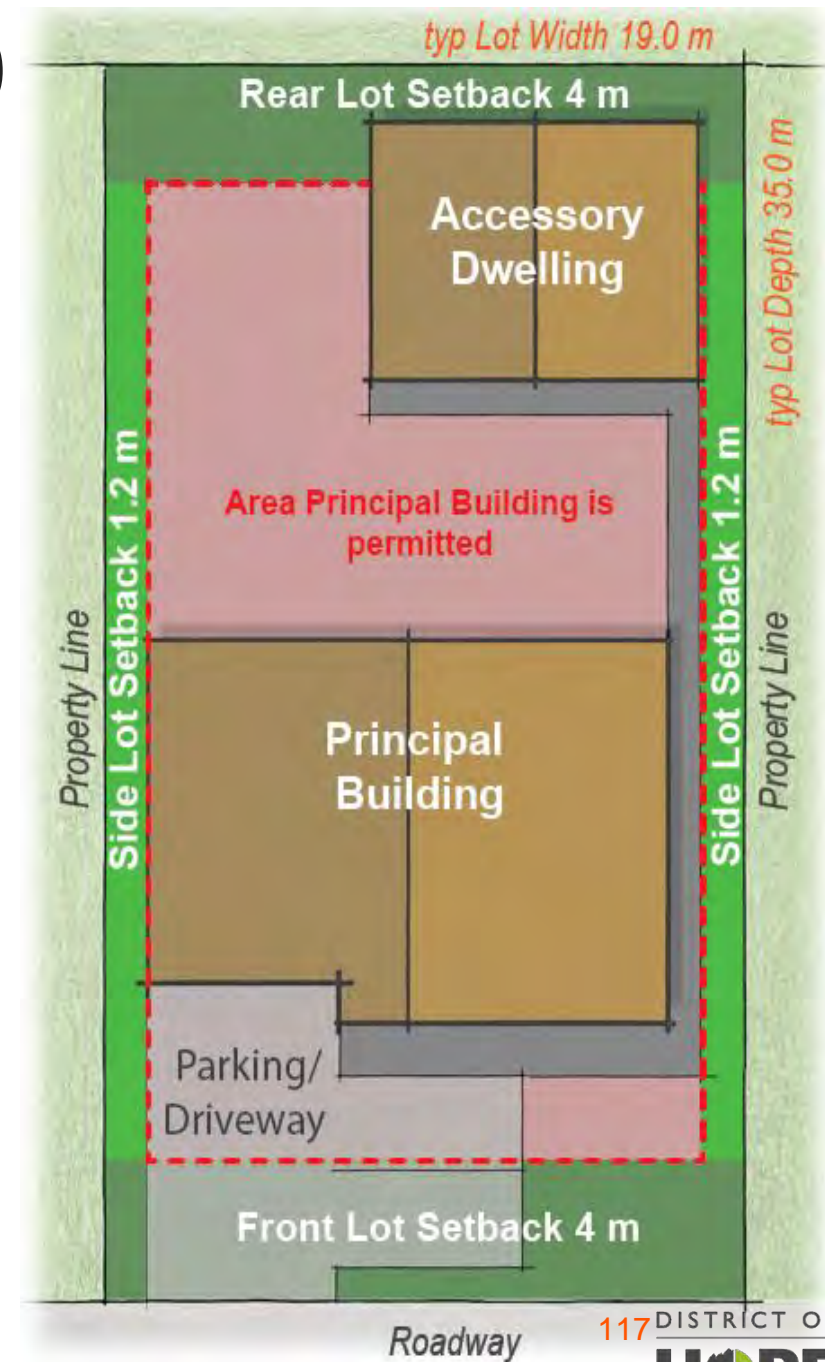


Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

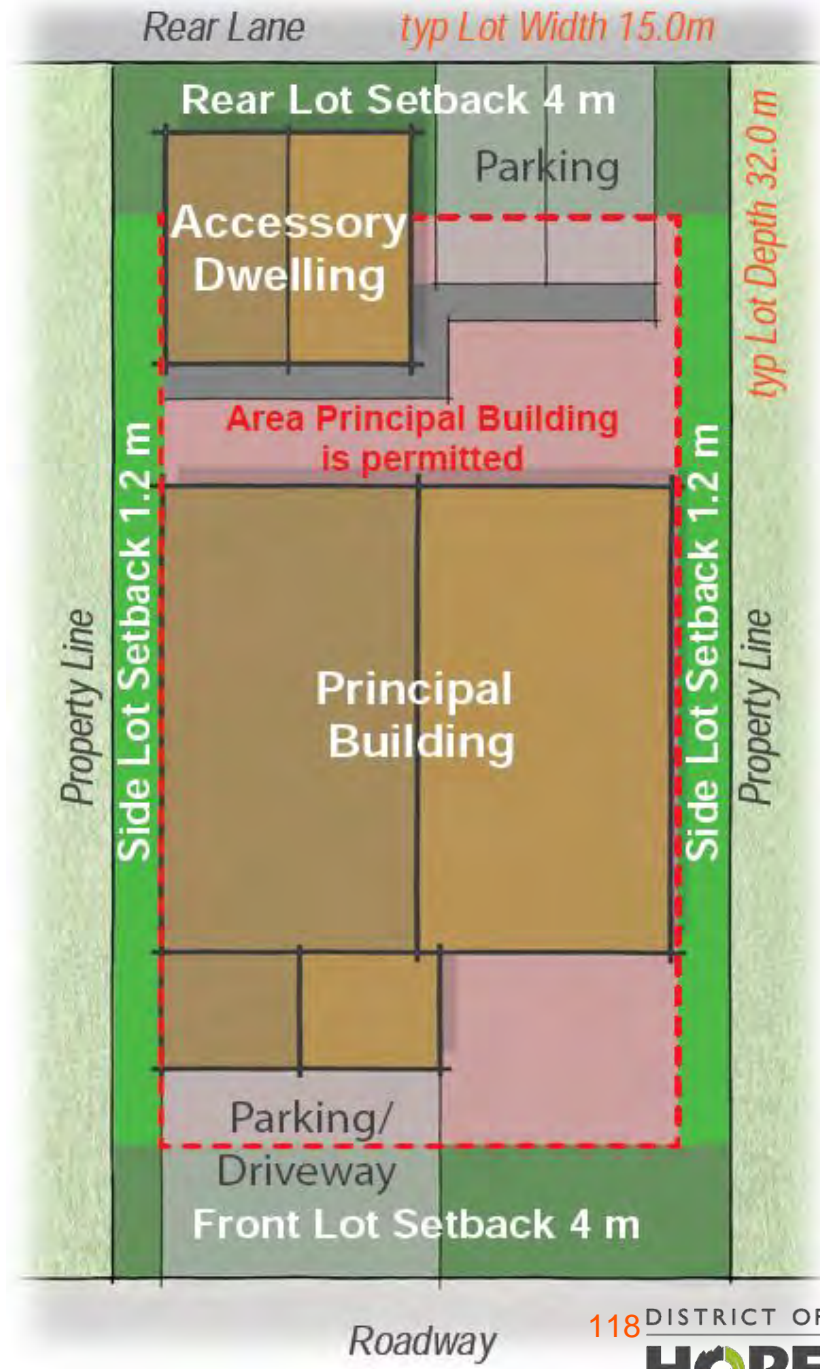
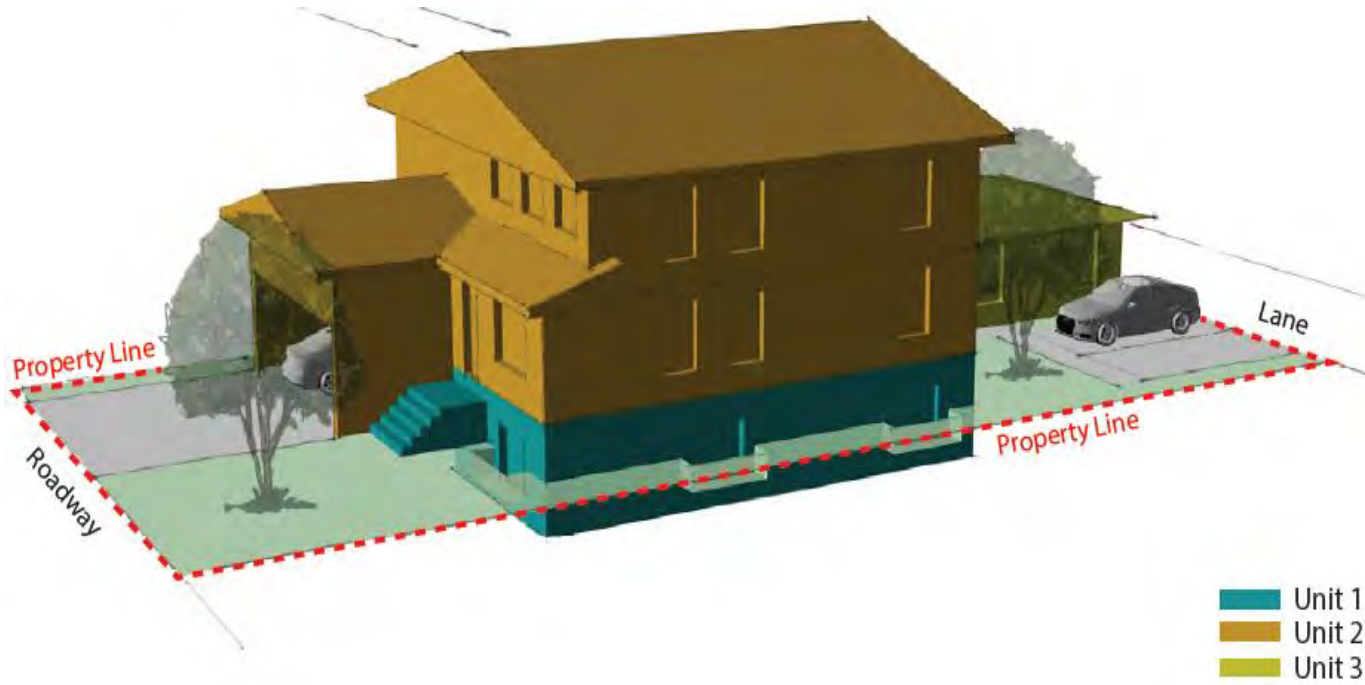
Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- Number of units may be limited due to parking
- Least costly option
- Reduced site design
- Most efficient use of existing structures
- Reduced impact to adjacent neighbours
- Preserves existing streetscape character





Lot Layout Scenarios: Low Impact (2)



Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 4 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

Development Potential:

- Ideal for existing homes
- Potential for 1-4 units
- Number of units may be limited due to parking
- Opportunities for secondary suites and detached accessory dwelling units
- Most efficient use of existing structures
- Reduced impact to adjacent neighbours
- Preserves existing streetscape character

Lot Layout Scenarios: Duplex with secondary suites, or townhouse

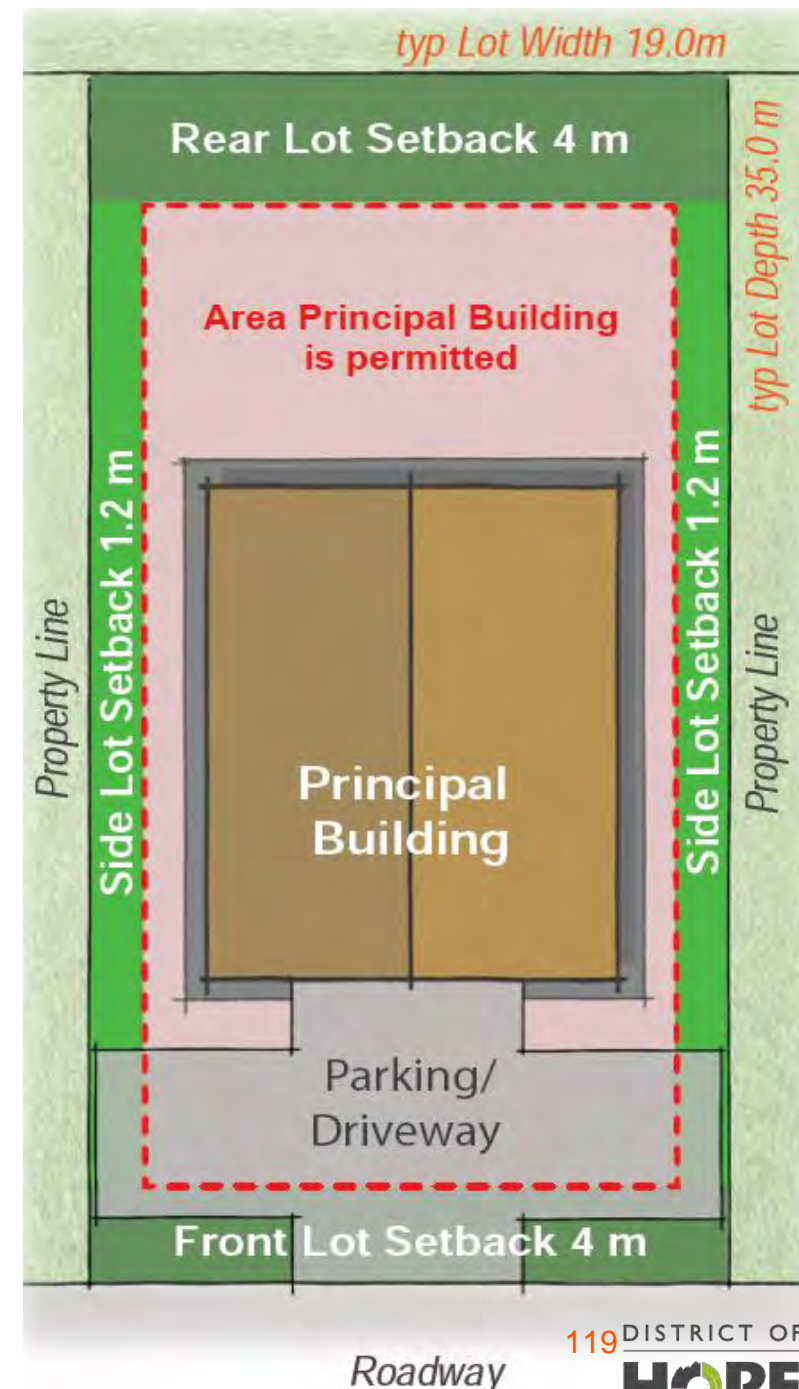


Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL
- Secondary suite and detached accessory dwelling unit.

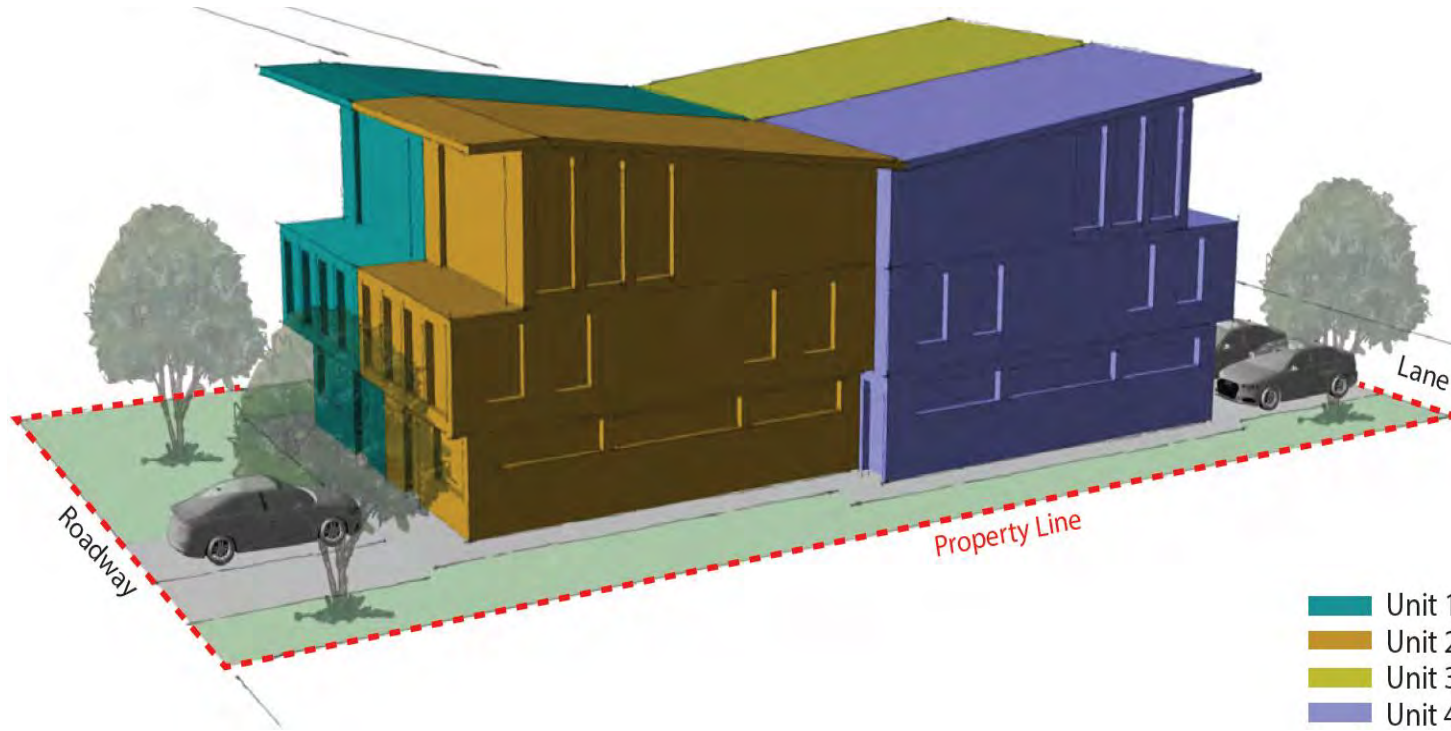
Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking





Lot Layout Scenarios: Townhouse



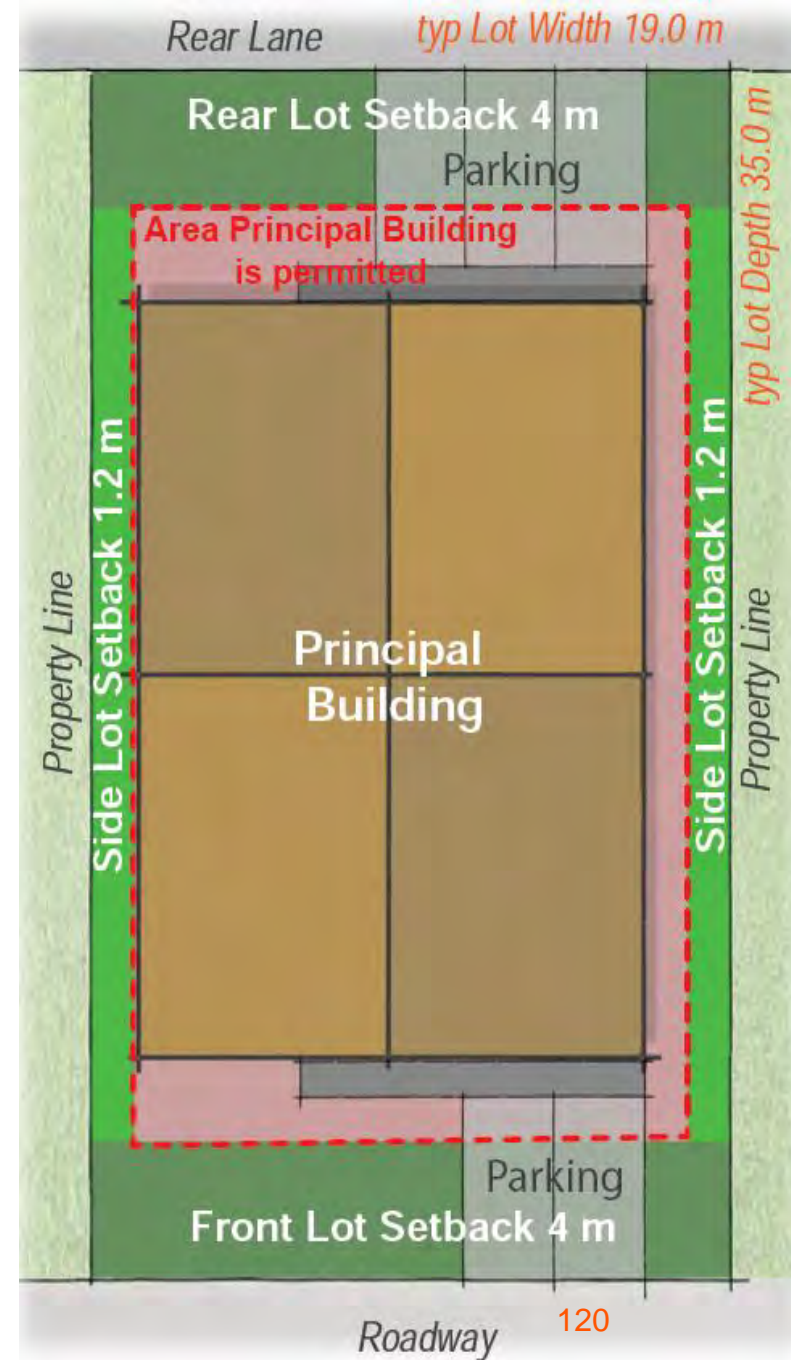
- Unit 1
- Unit 2
- Unit 3
- Unit 4

Development Assumptions:

- 4.0m front lot setback
- 4.0m rear lot setback
- 1.2m side lot setback
- 5 parking stalls required
- Up to 50% lot coverage
- Max. 3 storey height
- Regulations must comply with ZBL

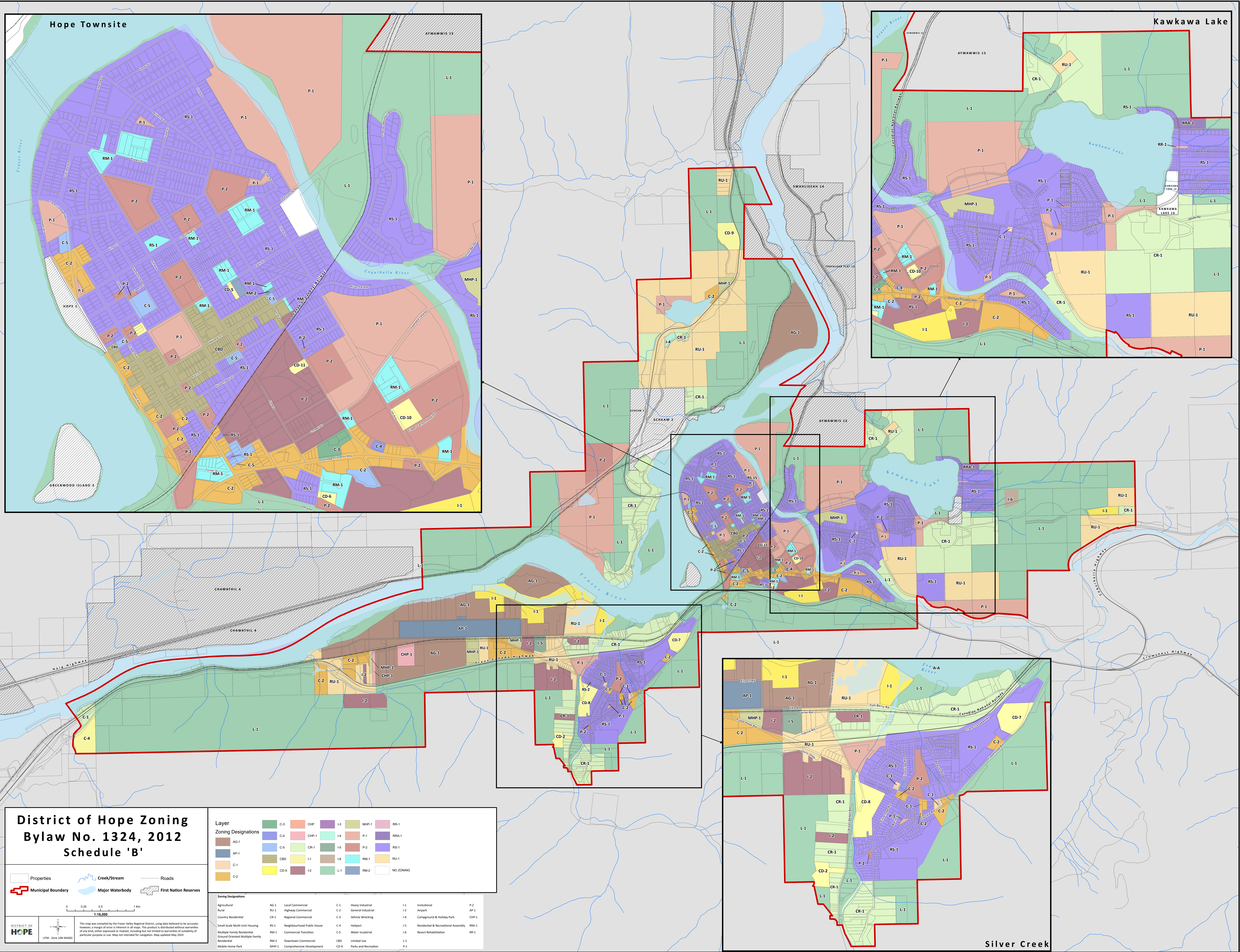
Development Potential:

- Ideal for teardown or new builds
- Potential for 1-4 units
- Increased efficiency for the lot and units
- Increased floor space for each unit
- Opportunity to incorporate garages or additional parking





Questions?



District of Hope Zoning Bylaw No. 1324, 2012 Schedule 'B'

Properties
 Creek/Stream
 Roads
 Municipal Boundary
 Major Waterbody
 First Nation Reserves

0 0.25 0.5 1 Km
 1:16,000

UTM - Zone 18N NAD83
 This map was compiled by the Fraser Valley Regional District, using data believed to be accurate. However, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use. Map not intended for navigation. Map updated May 2024.

Layer	Zoning Designations
	C-3
	CHP
	I-3
	MHP-1
	RR-1
	AG-1
	C-4
	CHP-1
	I-4
	P-1
	RR-1
	C-5
	CR-1
	I-5
	P-2
	RS-1
	CBD
	I-1
	I-6
	I-4
	RM-1
	RU-1
	C-1
	I-2
	L-1
	RM-2
	NO ZONING

Zoning Designations			
AG-1	Local Commercial	C-4	Heavy Industrial
RU-1	Highway Commercial	C-2	General Industrial
CR-1	Regional Commercial	C-3	Vehicle Wrecking
RS-1	Neighbourhood Public House	C-4	Hotel
RM-1	Commercial Transition	C-5	Water Industrial
RM-2	Downtown Commercial	CBD	Limited Use
MHP-1	Comprehensive Development	CD-X	Parks and Recreation
C-1	Local Commercial	C-1	Heavy Industrial
RU-1	Highway Commercial	I-1	Institutional
CR-1	Regional Commercial	I-2	Airpark
RS-1	Neighbourhood Public House	I-3	Campground & Holiday Park
RM-1	Commercial Transition	I-4	Residential & Recreational Assembly
RM-2	Downtown Commercial	I-5	Resort Rehabilitation
MHP-1	Comprehensive Development	I-6	
CBD	Limited Use	P-1	
CD-X	Parks and Recreation	P-2	
		AP-1	
		CHP-1	
		RR-1	
		RR-1	



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: May 17, 2024 **FILE:** LDP 09/24
Bylaws 1581 & 1582

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: May 27, 2024

SUBJECT: **RE-DESIGNATE AND REZONE
19652 & 19683 SILVER SKAGIT ROAD;
JD MOTOR TRUCK & AUTO LTD. (JAMIE DAVIS)**

PURPOSE:

To obtain Council's authorization for staff to proceed with the legislative process to redesignate and rezone the properties at 19652 & 19683 Silver Skagit Road from Country Residential (CR-1) to Light/Service Industrial (I-2).

RECOMMENDATION #1:

THAT District of Hope Official Community Plan Amendment Bylaw No.1581, 2024 be given first and second readings in order to redesignate the land use designation in the Official Community Plan for the portion of the properties on the west side of Silver Skagit Road legally described as Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302; PID 008-814-015 and PID 008-780-684; 19652 and 19683 Silver Skagit Road from Country Residential to Light/Service Industry; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*; and

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1581, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations.

RECOMMENDATION #2:

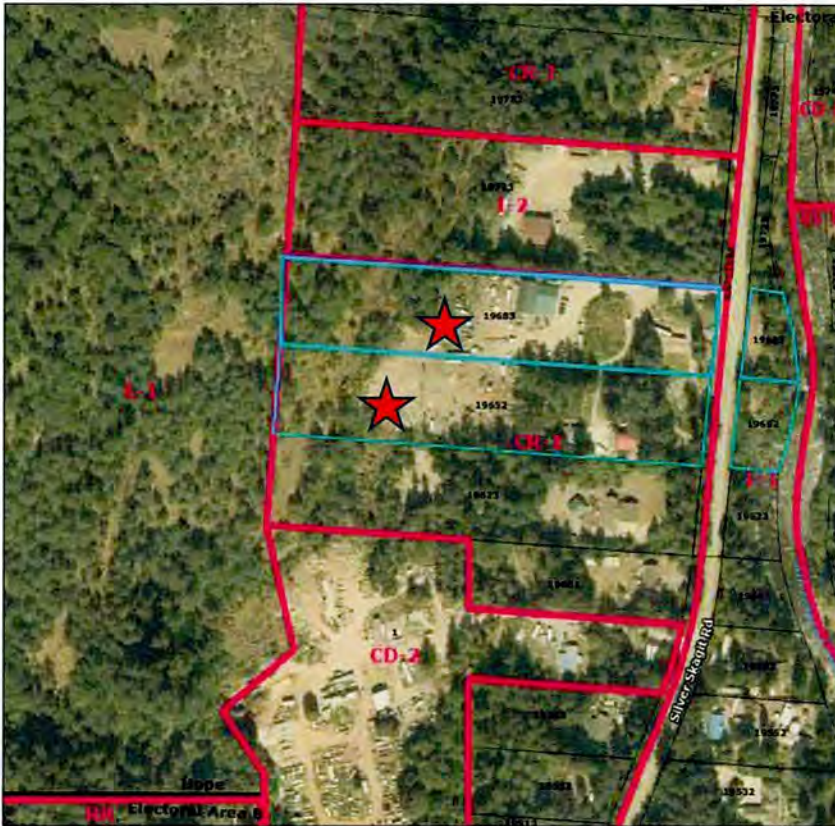
THAT *District of Hope Zoning Amendment Bylaw No. 1582, 2024* be given first and second readings in order to rezone a portion of the properties on the west side of Silver Skagit Road legally described as Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302; PID 008-814-015 and PID 008-780-684; 19652 and 19683 Silver Skagit Road from Country Residential (CR-1) to Light/Service Industrial (I-2); and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

ANALYSIS:

Rationale:

Proposal – The applicant is proposing to rezone the properties from Country Residential (CR-1) and Limited Use (L-1) to Light/Service Industrial (I-2) in order to simplify the ICBC accreditation requirement to continue the active business (JD Motor Truck & Auto Ltd.) at 19652 & 19683 Silver Skagit Road.



Background – The subject properties are located in the Silver Creek area on Silver Skagit Road. The neighborhood is primarily Country Residential with CR-1 zoning on the east side of Silver Skagit Road adjacent to the Silver Creek Floodplain as well as areas to the west is at the toe of the steep mountain side. The neighbouring property adjacent to the north was recently zoned to I-2. The nearby CD-2 property is industrial in nature, but closer to the Heavy Industrial I-1 Zone than the Light/Service Industrial I-2 Zone being proposed.

The applicant would like to utilize his property to continue his business (JD Motor Truck and Auto Ltd.) at this location and has stated rezoning would simplify the ICBC accreditation requirement to continue the business at this location. The applicant has an approved business license and is operating out of multiple parcels, including partially operating the business from this location. JD Motor Truck & Auto Ltd. is a towing company that can accommodate the larger commercial vehicles, so maintaining this company within our community, which is surrounded by many highways, and would help support local business

and ensure continued service for the area. The rezoning would also permit other uses identified within the I-2 Zone.

While the area is primarily Country Residential (CR-1), there is an existing I-2 zone directly adjacent to the parcel, and with CR-1 on the other side with a large parcel that provides some separation, staff view this as an appropriate location for an I-2 zone. The property already has effective screening in place on the west side of the Silver Skagit Road giving a clean appearance from the road.

Official Community Plan Amendment & Rezoning - The Land Use Designation amendment and potential rezoning is supported holistically by the Official Community Plan (OCP) through the community goals. The OCP Land Use Designation for the property is Country Residential and technically a Light/Service Industrial (I-2) Zone is not supported in accordance with the Table of Concordance; however, Council should consider that the available industrial lands are limited within the municipal boundaries and that additional industrial lands will need to be created. More broadly throughout the Lower Mainland, Metro Vancouver Regional District and Fraser Valley Regional District have both identified shortages of industrial land. In order for the rezoning to occur the Land Use Designation in the OCP needs to change to Light/Service Industry.

Section 475 of the *Local Government Act* states that during an amendment of the OCP we must consider whether consultation with one or more persons, organizations and authorities is required. Staff feels consultation with the Ministry of Transportation & Infrastructure, the Director of Finance regarding the financial impact and the Director of Operations to determine the impact on the Solid Waste Management Plan would suffice for this development.

Development Permits – For Council's purposes, in order for the applicant to further develop the subject property including any building permits, additional Development Permit applications must be approved. These may include Geotechnical Hazard Development Permit, Streamside Protection Development Permit and Flood Hazard Development Permit.

Official Community Plan (OCP) Bylaw 1378

From the OCP this proposal could address three aspects of a Hope's Industrial areas community goals:

- *“Are clean, attractive, and well-maintained;*
- *Contribute to the local economy;*
- *Minimize negative impacts on the natural environment and human health.”*

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

1. Does the development move Hope toward our vision and goals for success and sustainability?

This development on a micro-level moves Hope towards our vision and goals for success and sustainability.

Is it aligned with our OCP objectives and policies?

Yes, if the consideration is given to the specific use to be relative to Service Industrial it touches on the following:

- *To retain Industrial Lands to support local economic development.*
 - *Support Light/Service Industry and Heavy Industry uses in designated areas.*
 - *To encourage Light Industrial uses that help to diversify the local economy including light manufacturing, technology, transportation, and non-resource base uses.*
 - *Support innovative methods for servicing Light Industrial developments.*
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
This platform is rigid but a must do as it requires following the Local Government Act.
3. Will it provide a good return on investment?
From an industrial tax base perspective, it will provide a return on investment once the contemplated development has been rezoned. Furthermore, it provides the potential for new employment opportunities.

C. Attachments:

1. Location & Zoning Map Excerpt
2. OCP Land Use Map Excerpt
3. Country Residential (CR-1) Zone
4. Limited Use (L-1) Zone
5. Light/Service Industrial (I-2) Zone
6. OCP & Zoning Amendment Bylaws 1581 & 1582

D. Property Information:

- 1) Civic Address: 19652 & 19683 Silver Skagit Road
- 2) Legal Description Lot 2 & 3 District Lot 1601 YDYG Plan 5302
- 3) PID Numbers: 008-814-015 & 008-780-684
- 4) Current Zoning: Country Residential (CR-1)
- 5) OCP Designation: Country Residential

Prepared by:

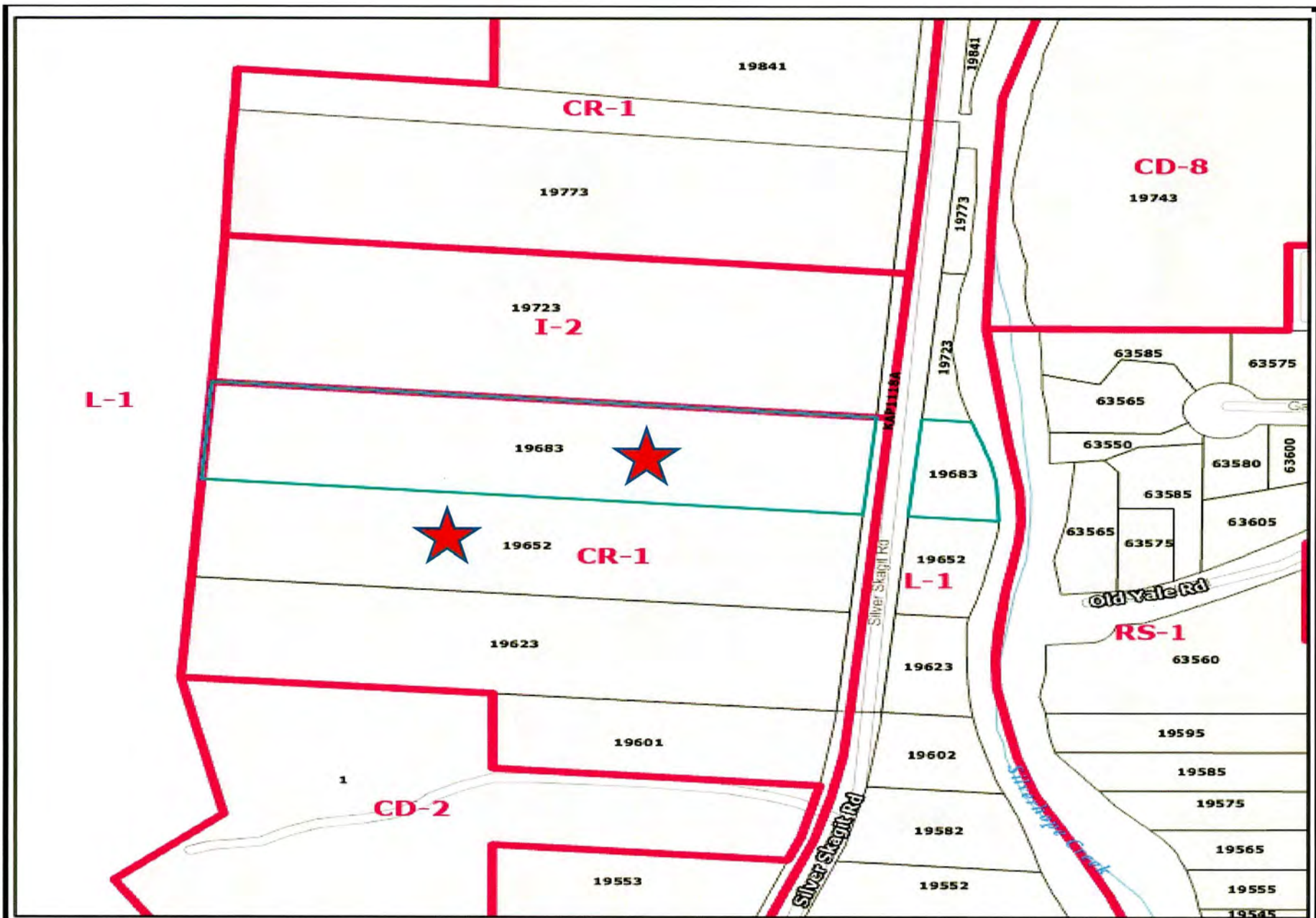
Approved for Submission to Council:

Original Signed By Robin Beukens

Original Signed By John Fortoloczky

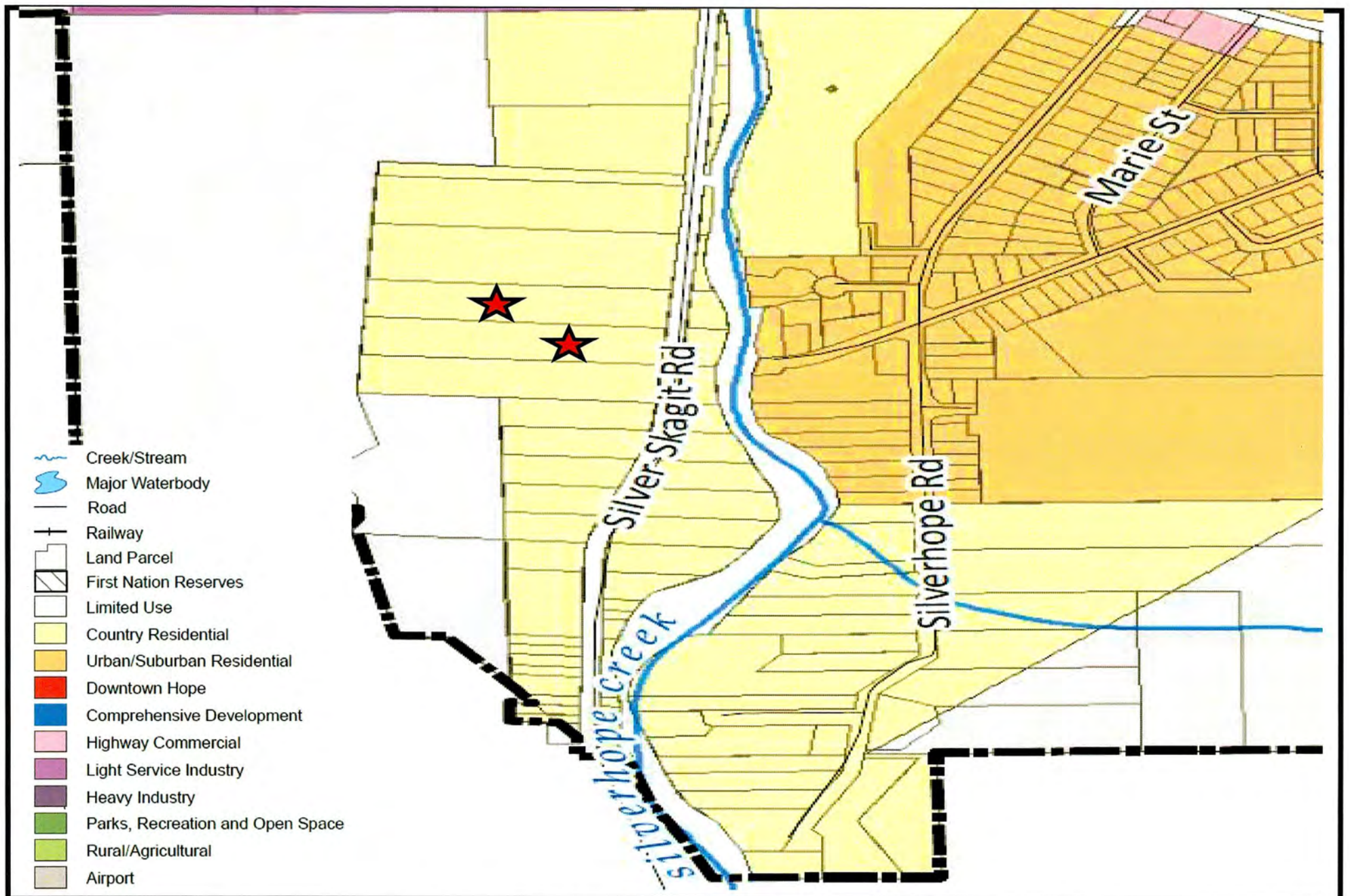
Director of Community Development

Chief Administrative Officer



19652 & 19683 Silver Skagit Road
Applicant: Jamie Davis Motor Truck & AutoLtd. (James Davis)

Location & Zoning Map Excerpt



1962 & 1963 Silver Skagit Road

Applicant: Jamie Davis Motor Truck & Auto Ltd. (James Davis)

OCP Land Use Map Excerpt

9.4 COUNTRY RESIDENTIAL (CR-1) ZONE

9.4.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands which, by reason of adequate drainage, sufficient supply of potable water, availability of adequate sewage disposal, proximity to urban services and freedom from hazardous conditions, are suited for rural *residential use* and *hobby farms*.

9.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Hobby farm*;
 - b) *Nursery*;
 - c) *One family residence or mobile home*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Bed and breakfast*;
 - d) *Home based business*;
 - e) *Secondary dwelling, employee residence or mobile home*. (AM#1352)

9.4.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence or mobile home*; and
 - b) 1 *secondary dwelling, employee residence or mobile home as an accessory use*. (AM#1352)
- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .5 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .6 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .7 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .11 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .12 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

- .13 A mobile home, employee residence or secondary dwelling as an accessory use shall only permitted where a one family residence exists. (AM#1352)

REQUIREMENTS FOR SUBDIVISION

- .1 The minimum lot area for a parcel created by subdivision shall be:
- a) 0.4 hectares (~1 acre) where there is either a community water system or a community sanitary sewer system or BOTH available to service the parcel;
 - b) 1 hectare (~2.5 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.

9.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

Site Coverage, Building Height and Setbacks for CR-1 Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1352)
Maximum Site Coverage	No Maximum (AM#1352)	
Maximum Building Height	10 metres (~33 feet)	10 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)
Exterior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)

9.4.6 OTHER REQUIREMENTS

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

9.4.7 SPECIAL REGULATIONS

- .1 N/A

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

9.1 LIMITED USE (L-1) ZONE

9.1.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that, because of its difficult site features, hazards, servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited development potential.

9.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Agricultural use*;
 - b) Gravel and rock sorting, screening and crushing;
 - c) *Hobby farm*;
 - d) *Kennel*;
 - e) Mineral processing;
 - f) *Nursery*;
 - g) *One family residence or mobile home*;
 - h) *Outdoor recreation*;
 - i) Primary processing of forestry products;
 - j) *Solid waste landfill*;
 - k) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife;
 - l) Medical Marihuana Production Facility (AM#1343).
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Animal shelters*;
 - d) *Bed and breakfast*;
 - e) *Home based business*;
 - f) *Outdoor storage*;
 - g) *Secondary dwelling*, employee residence or mobile home. (AM#1352)

9.1.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence or mobile home*; and
 - b) 1 *secondary dwelling, employee residence or mobile home* as an *accessory use*. (AM#1352)
- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;

- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .5 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this zone.
- .6 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .7 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .11 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .12 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .13 A mobile home, employee residence or secondary dwelling as an *accessory use* shall only be permitted where a *one family residence* exists. (AM#1352)
- .14 Any *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .15 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.
- .16 A *Medical Marijuana* Production Facility shall be subject to the *Medical Marijuana* Production Facility Use Regulations of this bylaw (AM#1343).

9.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 16 hectares (~39 acres).

9.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

Site Coverage, Building Height and Setbacks for Limited Use (L-1) Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1352)
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	
Setback Requirement from Any Lot Line:	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 metres (~164 feet) from all *interior side lot lines* and the *rear lot lines* of the *parcel*.
- .3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 metres (~97.5 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.

9.1.6 OTHER REQUIREMENTS

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

SPECIAL REGULATIONS

- .1 N/A

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

12.2 LIGHT/SERVICE INDUSTRIAL (I-2) ZONE

12.2.1 PURPOSE

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

12.2.2 PERMITTED USES

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

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

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

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

12.2.3 CONDITIONS OF USE

.1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.

.2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.

.3 A *mini-storage facility* shall:

- a) be completely enclosed within a *building*; and
- b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.

.4 All individual storage units within a *mini-storage facility* shall have:

- a) direct access at the ground level and a maximum interior height of 3.3 metres (~11 feet); and
- b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).

.5 There shall be not more than 1 *one family residence* on a *parcel*.

.6 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.

.7 Excluding a mini storage facility, the *one family residence* shall be located behind the *principal use*.

.8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.

.9 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).

.10 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.

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

12.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 930 square metres (~10,005 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- 2. The minimum frontage of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 metres (~66 feet) whichever is greater.

12.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table: (AM#1352)

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

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

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

12.2.6 OTHER REQUIREMENTS

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

12.2.7 SPECIAL REGULATIONS

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

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

DISTRICT OF HOPE
BYLAW NO. 1581

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

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. 1581, 2024***”.

ENACTMENT

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

Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302;
PID 008-814-015 and PID 008-780-684

with the civic addresses of 19652 and 19683 Silver Skagit Road on the west side of Silver Skagit Road as shown on Schedule “A” attached to and forming part of this bylaw are hereby re-designated from Country Residential to Light/Service Industry and Map 2 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first and second time this XX day of XXXX, 2024.

Advertised in the Hope Standard Newspaper on the XX and XX days of XXXX, 2024.

Public Hearing was held this XX day of XXXX 2024

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

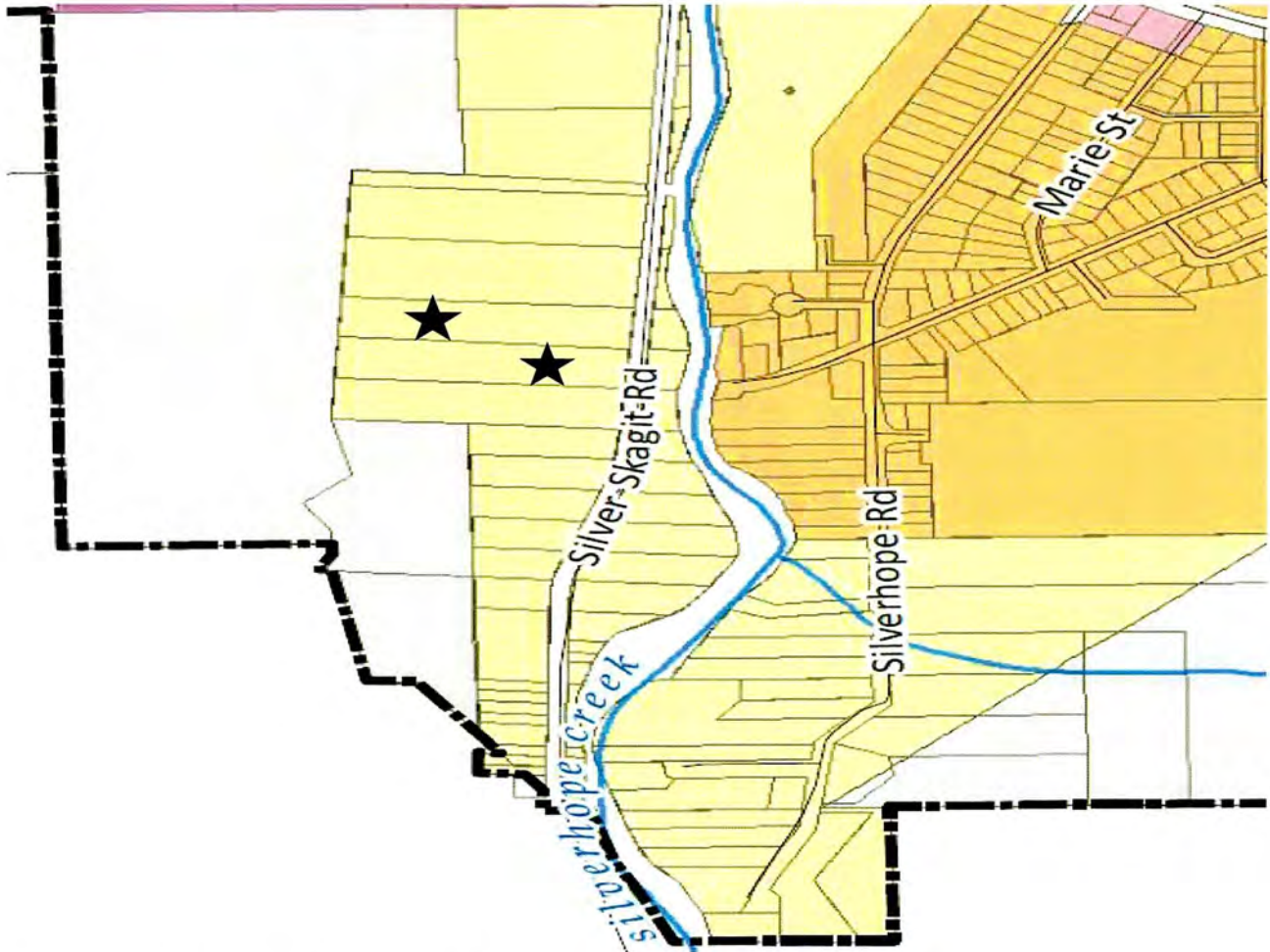
Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1581
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY:



FROM: COUNTRY RESIDENTIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1581, 2024."

Mayor

Director of Corporate Services



DISTRICT OF HOPE

BYLAW NO. 1582

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 Zoning Amendment Bylaw No. 1582, 2024***".

ENACTMENT

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

Lot 2 & 3 District Lot 1601 Yale Division Yale District Plan 5302;
PID 008-814-015 and PID 008-780-684

with the civic address of 19652 and 19683 Silver Skagit Road on the west side of Silver Skagit Road as shown on Schedule "A" attached to and forming part of this bylaw are hereby rezoned from from Country Residential (CR-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 and second time this XX day of XXXX, 2024.

Advertised in the Hope Standard Newspaper on the XXX XX and XXX days of XXXX, 2024.

Public Hearing was held this XX day of XXXX 2024

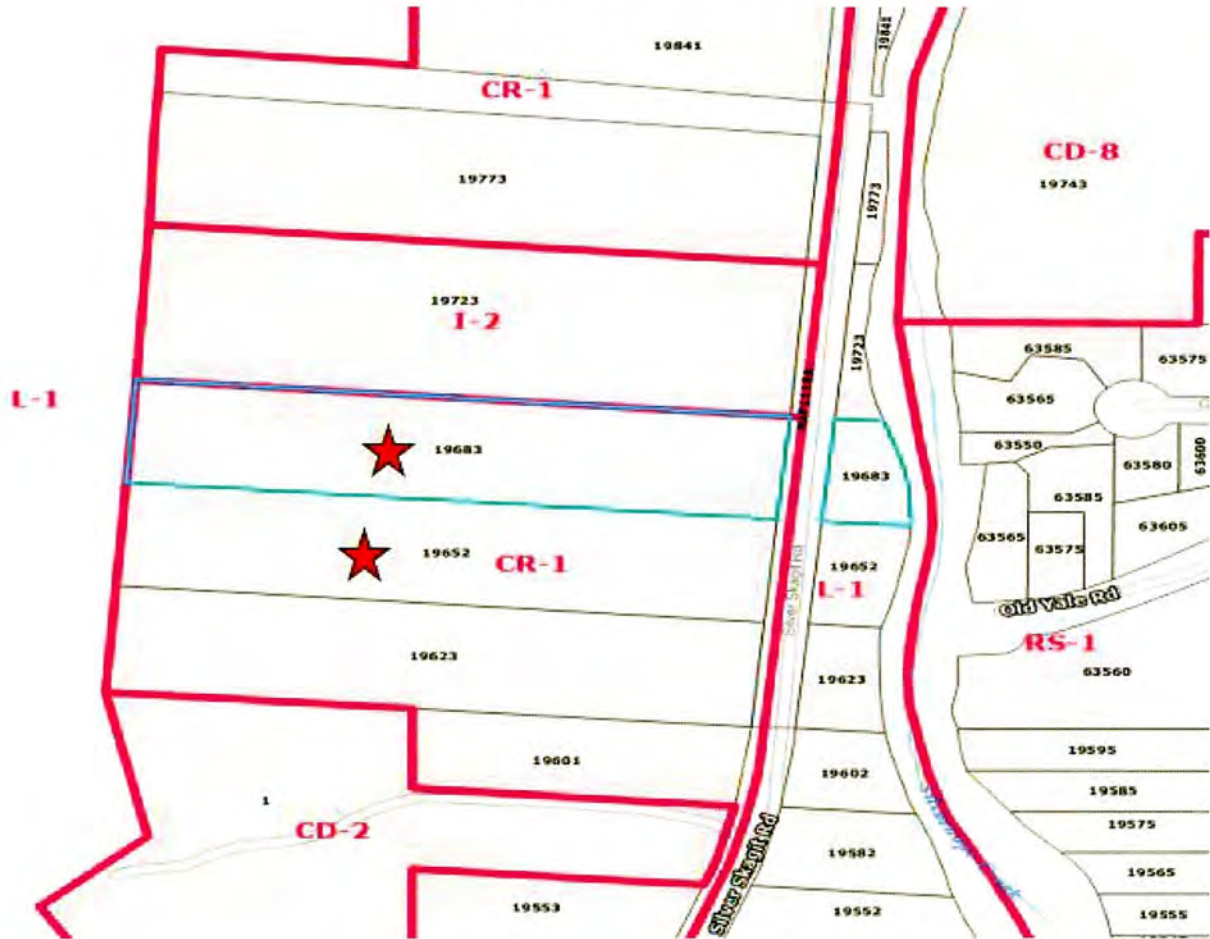
Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1582
SCHEDULE "A"
ZONING AMENDMENT MAP



SUBJECT PROPERTY:



REZONED FROM: Country Residential (CR-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. 1582, 2024."

Mayor

Director of Corporate Services

1. News Release dated May 9, 2024 from the Ministry of Emergency Management and Climate Readiness, the Ministry of Forests and the Ministry of Water, Land and Resource Stewardship re: New tools will help people prepare, stay informed during emergencies.
2. Information Bulletin dated May 9, 2024 from the Ministry of Agriculture and Food and Agriculture and Agri-Food Canada re: Canada, B.C. increasing food chain transparency.
3. News Release dated May 9, 2024 from the Ministry of Public Safety and Solicitor General re: Government takes action to tackle gang violence in B.C.
4. Information Bulletin dated May 9, 2024 from the Ministry of Energy, Mines and Low Carbon Innovation re: New regulations keep mining sector safe for people, environment.
5. Information Bulletin dated May 10, 2024 from the Ministry of Water, Land and Resource Stewardship re: Hunting regulation changes support wildlife stewardship, reconciliation.
6. News Release dated May 13, 2024 from the Ministry of Energy, Mines and Low Carbon Innovation, Environment and Climate Change Canada, and Energy and Natural Resources Canada re: Expanded heat pump program helps British Columbians save on home-energy costs.
7. News Release dated May 14, 2024 from the Ministry of Health and the Ministry of Transportation and Infrastructure re: Program gets on the road again to help promote safety.
8. News Release dated May 14, 2024 from the Office of the Premier and the Ministry of Education and Child Care re: Province integrating child care options into schools.
9. New Release dated May 15, 2024 from the Ministry of Public Safety and Solicitor General re: Communities benefit from support for crime prevention, victim services.
10. News Release dated May 15, 2024 from the Ministry of Agriculture and Food re: Indigenous program strengthens long-term rural food supply.
11. News Release dated May 15, 2024 from the Ministry of Health re: Province transformed ambulance system, record number of people supported.
12. Information Bulletin dated May 16, 2024 from the Ministry of Education and Child Care re: ChildCareBC's New Spaces Fund open for new applications.
13. News Release dated May 16, 2024 from the Office of the Premier, the Office of the Government House Leader and the Ministry of Housing re: Taking action to help people the focus of final legislative session.
14. News Release dated May 16, 2024 from the Ministry of Water, Land and Resource Stewardship re: Province increases prevention of invasive species spreading in waterways.
15. Information Bulletin dated May 21, 2024 from the Ministry of Finance and the Ministry of Indigenous Relations and Reconciliation re: Major barrier to First Nation land registration eliminated.

16. Information Bulletin dated May 21, 2024 from the Ministry of Forests and the Ministry of Water, Land and Resource Stewardship re: B.C. provides update on old-growth conservation.
17. Letter dated May 15, 2024 from the Ministry of Public Safety and Solicitor General re: IHIT Funding Formula Changes.



May 15, 2024
Ref: 661560

John Fortoloczky
Chief Administrative Officer
District of Hope
Email: jfortoloczky@hope.ca

Dear John Fortoloczky:

I am writing further to Minister Mike Farnworth's letter dated May 9, 2024, regarding the Integrated Homicide Investigations Team (IHIT) funding formula changes. As previously communicated, the provincial financial contribution will be reallocated to fund additional Provincial positions to support an Integrated Gang Homicide Team within IHIT, which will increase the province's commitment to public safety and continued response to gang-related homicides.

The redirection of the Provincial contribution will be effective April 1, 2025, and will result in an increase to your municipality's contribution to IHIT. The revised three-year estimate at 70% is as follows:

- 2025/26: \$ 188,203
- 2026/27: \$ 192,504
- 2027/28: \$ 196,943

Please note, that these estimates do not reflect the Federal Public Sector Labour Relations and Employment Board arbitral award with respect to the renewal of the collective agreement of the RCMP Regular Members and Reservists. Once the impacts are known, a revised estimate will be provided.

Should you have any questions, please contact feel free to contact me by email at Billy.Castillo@gov.bc.ca

Sincerely,



Billy Castillo
Executive Director, Finance and Administration Division
Policing and Security Branch
Ministry of Public Safety and Solicitor General

pc: molson@hope.ca; cao@hope.ca;

DISTRICT OF HOPE
A/P Cheque Listing
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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
Mar/24 BCHydro	03/04/2024	BC HYDRO	400003906148	Mar/24 BC Hydro services	\$26,619.28	\$26,619.28
Mar/24 Pitney	03/04/2024	PITNEY WORKS	March 2024	Feb 22/24 postage meter fill	\$997.50	\$997.50
Mar/24 Telus	03/04/2024	TELUS	March 2024	Mar/24 Telus land line services	\$1,731.62	\$1,731.62
PP#6/24RP0002	03/04/2024	RECEIVER GENERAL FOR CANADA	PP#6-2024	PP#6 March 4-17 2024	\$49,317.32	\$49,317.32
PP#6/24RP0001	05/04/2024	RECEIVER GENERAL FOR CANADA	PP#6-2024	PP#6 March 4-17 2024	\$1,519.94	\$1,519.94
Apr/24Shaw0584	12/04/2024	SHAW CABLESYSTEMS GP	Apr/24-0584	Apr/24 Shaw-0584 1225 Nelson-internet	\$89.60	\$89.60
Apr/24Shaw0613	12/04/2024	SHAW CABLESYSTEMS GP	Apr/24-0613	Apr/24 Shaw-0613 Cable & Internet	\$160.72	\$160.72
Apr/24Shaw0663	12/04/2024	SHAW CABLESYSTEMS GP	Apr/24-0663	Apr/24 Shaw-0663 Cable & Internet	\$233.52	\$233.52
Apr/24Shaw2710	12/04/2024	SHAW CABLESYSTEMS GP	Apr/24-2710	Apr/24 Shaw-2710 Cable & Internet	\$204.40	\$204.40
Mar/24FortisBC	12/04/2024	FORTIS BC-NATURAL GAS	March 2024	Mar/24 Fortis BC services	\$4,130.01	\$4,130.01
Mar/24M/C0863	12/04/2024	MASTERCARD - COLLABRIA	March 2024	Mar/24 Mastercard payment	\$15,614.04	\$15,614.04
PP#7/24RP0001	12/04/2024	RECEIVER GENERAL FOR CANADA	PP#7-2024	PP#7 March 18-31 2024	\$2,719.90	\$2,719.90
PP#7/24MPP251	15/04/2024	MUNICIPAL PENSION PLAN	PP#7-2024-251	PP#7 March 18-31 2024	\$23,549.46	\$23,549.46
PP#7/24MPP5025	15/04/2024	MUNICIPAL PENSION PLAN	PP#7-2024-50251	PP#7 March 18-31 2024	\$3,316.21	\$3,316.21
PP#7/24RP0002	15/04/2024	RECEIVER GENERAL FOR CANADA	PP#7-2024	PP#7 March 18-31 2024	\$49,432.47	\$49,432.47
030348	17/04/2024	GAUVIN Dan		Certificate fee certificate fee-animal control-GAUVIN D	\$10.00	\$625.00
			Apr/24 Reimburs	uniform & boots	\$615.00	
030349	17/04/2024	ALS CANADA LTD	3311447747	Mar 19/24 monthly effluent monitoring	\$687.20	\$965.56
			3311444887	Mar 15/24 monthly effluent monitoring	\$278.36	
030350	17/04/2024	AMAZON.COM.CA INC.	CA41BWSYLCI	Medical cubicle curtains-room divider	\$155.98	\$296.32
			CA4HDX0EACCU	iPhone 14 defender case	\$61.86	
			CA4EQWV4FQMM	screen protector for iPhone 14	\$15.66	
			CA41N8X5QSPI	battery for seametrics AG2000 flowmeter	\$62.82	
030351	17/04/2024	AWC PROCESS SOLUTIONS LTD	38221	polymeric chain/chain link/shipping	\$4,761.43	\$4,761.43
030352	17/04/2024	BC TRANSIT	343840	March UMO sales activity	\$35.00	\$35.00
030353	17/04/2024	BLACK PRESS GROUP LTD.	BPI125510	Mar/24 Black Press Advertising	\$1,304.53	\$1,304.53
030354	17/04/2024	CAMERON THOMAS	Mar/24 Expense	Mar 25-26/24 mileage/meals-CAMERON T	\$380.00	\$450.00
			Apr 16/24 expen	Apr 11-14/24 NESST conf.meals-CAMERON	\$70.00	
030355	17/04/2024	CHILL-AIR CONDITIONING (2014) LTD.	49368	replace/install thermostat	\$368.14	\$368.14
030356	17/04/2024	CANYON AUTOMOTIVE LTD.	51858	inspct air system for leaks/fittings/tes	\$1,382.11	\$1,382.11
030357	17/04/2024	CANYON CABLE 1988 LTD.	H5064702	hook	\$36.31	\$1,306.45
			H5064822	Mar 22/24 freight from White Cap to Hope	\$157.50	
			H5064823	Mar 22/24 freight from Valley Traffic	\$52.50	
			H5064938	ratch hooks/fog nozzle/adapter/hose	\$151.83	
			H5064963	fittings/extlife hose	\$511.42	
			H5065051	coupler/plug	\$23.39	
			H5065171	Mar 26/24 freight from EMCO to Hope	\$210.00	
			H5065212	batteries	\$32.03	
			H5065254	5 tine fork	\$95.99	

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			H5065297	3/16" Gal. chain	\$35.48	
030358	17/04/2024	CITY OF CHILLIWACK	67696	2023 Bylaw Adjudication cost share	\$1,902.23	\$1,902.23
030359	17/04/2024	CANADIAN NATIONAL RAILWAY	91733645	Apr-Jun/24 signal w & w/o gate-maintenan	\$4,728.00	\$4,728.00
030360	17/04/2024	CONNAL Sara	821/24	BP#821/24 Municipal Deposit Refund	\$500.00	\$500.00
030361	17/04/2024	COMPUTROL	INV-37766	20 Prox.II cards	\$380.80	\$380.80
030362	17/04/2024	EMCO CORPORATION	805243000957	wire puller/RR Hole/Serv.tube/tie down	\$1,458.11	\$18,696.96
			805243001089	curb stop key	\$136.46	
			805243001090	37 Brooks 6 top sect	\$274.87	
			805243001091	Chlor diff orng/meter setter/idler bar	\$8,644.31	
			805243001092	firehose	\$1,194.95	
			805243001094	SS Strp	\$132.86	
			805243001095	Brs Nip/SS Stem/Adpt MIP/Pipe	\$852.93	
			805243001101	epoxy CTD iron mtr.Flg	\$131.36	
			805243001102	box sect/ss strp/ss stem/adapt/cplg	\$3,700.26	
			805243001106	reader offset hole/lid w/rr hole w/offse	\$1,205.16	
			805243001183	adpt FIP-QJ	\$155.93	
			805243001189	Brooks 12 top sect	\$809.76	
030364	17/04/2024	FERRER Carolyn	Mar/24 Expense	Mar 8 & 25/24 mileage/PVS membership	\$105.74	\$105.74
030365	17/04/2024	FLYNN Caleigh	Dues Refund	Refund deducted Union dues-FLYNN C	\$27.69	\$27.69
030366	17/04/2024	FORTOLOCZKY John	Mar/24 Phone	Mar/24 use of personal phone-CAO	\$96.32	\$96.32
030367	17/04/2024	GARDNER CHEVROLET PONTIAC BUICK GMC LTD	608405	rplice catalytic coverters/throttle body	\$4,258.49	\$4,258.49
030368	17/04/2024	GILDERDALE Jennifer	Medical note	Medical note - GILDERDALE J	\$10.50	\$10.50
030369	17/04/2024	HOPE BUSINESS AND DEVELOPMENT SOCIETY	2024-003	Apr-Jun/24 contract services	\$84,000.00	\$84,000.00
030370	17/04/2024	HICK David	PP#1/24 Net Pay	PP#1/24 Net Pay re:closed acct-HICK D	\$1,375.25	\$1,375.25
030371	17/04/2024	HOWARD Mark	Mar 26/24 expse	Mar 26/24 mileage-HOWARD M	\$7.70	\$23.94
			Mar 7&19/24 exp	Mar 7 & 19/24 mileage-HOWARD M	\$9.10	
			Mar 1&6/24 exp	Mar 1 & 6/24 mileage-HOWARD M	\$7.14	
030372	17/04/2024	HOPE READY MIX LIMITED	101808	68.28 MT 3/4" Road Mulch	\$1,381.26	\$1,381.26
030373	17/04/2024	JMH INDUSTRIES LTD	718/22	BP#718/22 Municipal Deposit Refund	\$500.00	\$500.00
030374	17/04/2024	KHRONOS SECURITY SERVICES	2738	Apr/24 Commercial patrol-111 OHPW	\$472.50	\$12,337.88
			2739	Apr/24 Commercial Patro serv/washroom	\$2,839.83	
			2728	Mar 26/24 facility breach/repair	\$127.06	
			2727	Mar/24 Homless camp removal	\$7,671.10	
			2737	Mar/24 Homless camp removal-2nd bin	\$1,227.39	
030375	17/04/2024	L. B. J. SERVICES LTD	2344	March 2024 Janitorial contract services	\$4,977.00	\$4,977.00
030376	17/04/2024	MUNICIPAL INSURANCE ASSOCIATION OF BC	37313	Mar/24 Claims re:Claim#2022-0810	\$2,175.10	\$2,175.10
030377	17/04/2024	MTS MAINTENANCE TRACKING SYSTEMS INC.	10135	wastewater collect level 1 & 2-BLAKE S	\$1,164.45	\$1,164.45
030378	17/04/2024	WHITE CAP SUPPLY CANADA INC	5943061-00	96 X 20kg regular road repair	\$3,616.97	\$3,616.97
030379	17/04/2024	DECKER Diana	042024	Apr/24 Kennel contract services	\$1,890.00	\$1,890.00

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030380	17/04/2024	SKORO CINDY	Mar 19-27/24	Mar 19-27/24 28hrs contract serv.SKORO	\$2,240.00	\$4,560.00
			Apr 2-10/24	Apr 2 3 9&10/24 29hrs serv.SKORO C	\$2,320.00	
030381	17/04/2024	SMITH Victor	Feb 7/24 meetin	Feb 7/24 meeting re:new bldg-SMITH V	\$74.20	\$205.80
			Feb 17/24 Meet	Feb 17/24 Meeting-Coliseum-SMITH V	\$74.20	
			Mar 6/24 Meet	Mar 6/24 Red Cross meeting-SMITH V	\$57.40	
030382	17/04/2024	TRUE CONSULTING LTD	1239-0224-305	Feb/24 service-Temporary outfall inspct	\$580.13	\$63,129.36
			1239-0224-306	Feb/24 serv. Richmond Hill Pathway	\$1,859.06	
			1239-0224-307	Feb/24 serv. 753 Water sys.&7th Ave	\$60,690.17	
030383	17/04/2024	ULINE CANADA CORPORATION	13873943	6' Preasure-Treated Steel Frame	\$17,369.23	\$17,369.23
030384	17/04/2024	VALLEY WASTE & RECYCLING INC	0000001375	Mar/24 Transfer station services	\$607.44	\$163,848.45
			0000427711	Mar/24 Valley Waste contract services	\$163,241.01	
030385	17/04/2024	WESTCOTT Joshua	Apr/24 mileage	Apr 4/24 mileage to/from Deroche-WESTCOT	\$81.20	\$81.20
2024 1stQWCB	24/04/2024	WORKSAFE BC	2024 1st Quartr	2024 1st Quarter Work Safe BC	\$39,741.32	\$39,741.32
Apr/24Gov.List	24/04/2024	TELUS	Apr/24 Gov.List	Apr/24 Telus Gov.List:Bylaw/Office/Fire	\$22.68	\$22.68
PP#8/24MPP251	24/04/2024	MUNICIPAL PENSION PLAN	PP#8-2024-251	PP#8 April 1-14 2024	\$24,271.92	\$24,271.92
PP#8/24MPP5025	24/04/2024	MUNICIPAL PENSION PLAN	PP#8-2024-50251	PP#8 April 1-14 2024	\$4,566.07	\$4,566.07
030404	26/04/2024	COMTEL INTEGRATED TECHNOLOGIES INC.	23190	5 Mitel 6920 Ip sets & licences-Fire Dep	\$3,332.00	\$3,877.34
			446383	Apr/24 Comtel phone line services	\$545.34	
030403	26/04/2024	CLARKE Bob	Meal allow adv	BCWWA meal allow adv.CLARKE Bob	\$170.00	\$170.00
030402	26/04/2024	CLOVERDALE PAINT INC.	009482091	Flour. Orange/yellow/green/blue-paint	\$618.22	\$618.22
030401	26/04/2024	COBRA ELECTRIC REGIONAL SERVICES LTD	14741	Jan-Mar/24 Preventative maintenance	\$525.00	\$525.00
030400	26/04/2024	CANYON CABLE 1988 LTD.	H5066306	return & replace hose	\$40.84	\$680.79
			H5066312	helmet/facesheild/magnum line	\$120.14	
			H5066374	bar wrench	\$22.58	
			H5066440	armorall wipes	\$13.23	
			H5066441	tool/antistatic/vinyl leather rubber	\$45.09	
			H5066490	flag tape	\$4.46	
			H5066500	1/2x60' dble side	\$90.26	
			H5066629	memo pocket pad x 4	\$36.15	
			H5066805	6' x 8' Silver H	\$9.98	
			H5066940	brake caliper	\$117.33	
			H5067111	silicone Lg x 2 & Me x 1	\$155.55	
			H5067159	anti vibration gloves	\$25.18	
030399	26/04/2024	CANYON CABLE 1988 LTD.	H5065848	const. FL. Orange	\$12.01	\$791.84
			H5065850	Hi-Viz zip front	\$18.89	
			H5065856	GR8YELLOW By 0.01lbs	\$9.53	
			H5065891	filter/resp. wipes	\$155.92	
			H5065892	packout large tool box	\$131.03	
			H5065974	Apr 4/24 freight from DAEQIP to Hope	\$157.50	

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			H5065975	Apr 4/24 freight from Valley Traffic	\$94.50	
			H5065976	Apr 4/24 freight from FR LAG Shop	\$31.50	
			H5065980	Apr 4/24 freight from Metal Supermarket	\$31.50	
			H5066223	hat bracket/visor screen	\$32.05	
			H5066265	master padlocks	\$22.91	
			H5066302	Apr 8/24 freight from EMCO to Hope	\$94.50	
030398	26/04/2024	CANYON CABLE 1988 LTD.	H5063817	segmented diamo	\$98.76	\$614.32
			H5064356	penetrating lube 400g/8" files	\$22.77	
			H5064744	spark plug/labour/supplies-blower maint.	\$52.17	
			H5065095	700 NBGR8 (GR8Yellow by 0.01lbs)	\$106.55	
			H5065364	Mar 28/24 freight from Chwk to Hope	\$31.50	
			H5065590	spark plug/filter/blade	\$32.49	
			H5065667	HD silicone 213G	\$10.69	
			H5065728	batteries/const.fl.orange	\$19.98	
			H5065791	clev. grabhoo G70	\$17.33	
			H5065835	Apr 3/24 freight from EMCO to Hope	\$157.50	
			H5065837	Apr 3/24 freight from Valley Traffic	\$31.50	
			H5065845	1"x15' ratchet (4pk)	\$33.08	
030397	26/04/2024	CANYON CABLE 1988 LTD.	H5062193	2" poly elbow	\$40.30	\$4,110.72
			H5063461	plug n dike	\$31.29	
			H5062191	2" cam lock	\$9.50	
			H5062448	1 dozen saw files	\$29.12	
			H5061418	11 water filters (3xHHF901 & 8x905)	\$2,873.40	
			C2014741	shop towels	\$123.79	
			H5065033	confine space hoist	\$280.00	
			H5065612	G1921-150F100 1-1/21	\$201.11	
			H5066018	spark plug/spool & base autocut	\$268.52	
			H5066279	return autocut re:inv#H5066018	-\$111.22	
			H5066698	Apr 11/24 freight from Sanderson to Hope	\$157.50	
			H5066789	3 x magnum line .095	\$207.41	
030396	26/04/2024	CANYON 2-WAY RADIO	INV10907	program/add tones to 3 minitor VI pagers	\$134.40	\$134.40
030395	26/04/2024	CANADIAN RECREATION SOLUTIONS INC.	3130	little likes comm.floating stone hardwar	\$3,015.04	\$3,015.04
030394	26/04/2024	BUILDING OFFICIALS ASSOCIATION OF BC	BOA-17401	2024 BOA membership LEPITRE Don	\$726.11	\$726.11
030393	26/04/2024	BLAKE Scott	Meal allow adv	BCWWA Conf.meal allow adv-BLAKE S	\$170.00	\$170.00
030392	26/04/2024	BELL MOBILITY INC.	April 2024	Apr/24 Bell Mobility services	\$2,407.82	\$2,407.82
030391	26/04/2024	BC LUNG ASSOCIATION	2024 Donation	2024 donation-Stairclimb-BC Lung Ass'n	\$317.00	\$317.00
030390	26/04/2024	BC Transportation Financing Authority	709674-2024	2024/2025 Lic.of Occ.Coq.Water Reservoir	\$8,400.00	\$8,400.00
030389	26/04/2024	AWC PROCESS SOLUTIONS LTD	11089	Field visit/office support/mileage	\$4,085.44	\$4,085.44
030388	26/04/2024	ATCO STRUCTURES & LOGISTICS LTD	VAN-SR 47761519	Apr/24 12x60 Office Rent	\$876.02	\$876.02

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030387	26/04/2024	ASSOCIATED FIRE SAFETY	00008298	scott flow tests/lever diaphragm/band	\$1,491.10	\$1,491.10
030386	26/04/2024	AMAZON.COM.CA INC.	CA4LL7UYACCU	Webcam full HD	\$90.38	\$648.40
			CA4NCPN0ACCU	laptop bag	\$26.87	
			CA4NCOIFACCU	2 x laptop bags	\$53.74	
			CA4LYG4RACCU	dry erase marker set	\$27.66	
			CA48UJ4ZUOC	Refund for adjustable hydrant wrench	-\$115.50	
			CA4XDJ4ZUOI	Adjustable hydrant wrench	\$115.50	
			CA4HGA2DSQI	Slide gate guide roller 3 inches	\$37.96	
			CA471WSI30LI	drafting chair	\$179.19	
			CA4RI7V0ACCU	service utility cart	\$232.60	
030405	26/04/2024	COLUMBIA BUSINESS SYSTEMS	IN294042	Mar/24 Copier C3835i-B&W & Color copies	\$97.25	\$97.25
030406	26/04/2024	CUPE LOCAL #458	PP#7-2024	PP#7 March 18-31 2024	\$1,903.52	\$3,902.12
			PP#8-2024	PP#8 April 1-14 2024	\$1,998.60	
030407	26/04/2024	DAEQUIP PREMIUM EQUIPMENT ATTACHMENTS	0000120224	Bkt. Snow (snow bucket)	\$9,945.60	\$9,945.60
030408	26/04/2024	EMCO CORPORATION	805243001250	1x18 meter (X00710095)	\$852.35	\$4,516.60
			805243001251	1x24 meter	\$874.97	
			805243001252	aluminum hydrant gate valve	\$1,492.51	
			805243001255	4 port removal tool/20p TC Hydr.Ext.	\$1,296.77	
030409	26/04/2024	ERICA PUBLISHING INC.	27640	65 Collective Agreement booklets	\$400.41	\$1,099.29
			27677	250 business cards-VIMALAN S	\$53.76	
			27622	64 Insurance booklets(Union/Mgmt/Other)	\$501.76	
			27631	safety board headers/decal-spill kit/ops	\$115.36	
			27709	booklet-distribution serv.maps laminated	\$28.00	
030410	26/04/2024	EMPYRION TECHNOLOGIES INC.	195121	VPN issues/add new/slow computers/print	\$1,246.88	\$7,645.66
			195125	one way audio on Robin's phone	\$393.75	
			195238	Firehall network run (proj#682)	\$1,739.06	
			195350	Apr/24 manage backup/anti-virus/spam	\$3,314.40	
			195551	computer set up/slow computer/adobe slow	\$853.13	
			195581	PW printer issue for Melanie/adobe reader	\$98.44	
030411	26/04/2024	EXCEED ELECTRICAL ENGINEERING LTD	10900-0016	Win911 callout	\$150.94	\$150.94
030412	26/04/2024	FLUENT INFORMATION MANAGEMENT SYS.INC.	INV-8777	30 member annual subscription	\$735.00	\$735.00
030413	26/04/2024	FORTOLOCZKY John	Apr/24 mileage	Apr 19/24 FVRD CAO's meeting-FORTOLOCZI	\$74.62	\$74.62
030414	26/04/2024	FRASER INCLUSIVE AND SUPPORTIVE	PP#7-2024	PP#7 March 18-31 2024	\$76.00	\$76.00
030415	26/04/2024	FRASER INCLUSIVE AND SUPPORTIVE	PP#8-2024	PP#8 April 1-14 2024	\$82.00	\$82.00
030416	26/04/2024	KELLTON CONTRACTING LTD.	717/22	BP#714/22 Municipal Deposit Refund	\$500.00	\$500.00
030417	26/04/2024	FINNING CANADA	949824527	cover kit medium black cloth	\$178.28	\$1,312.71
			949824565	CAT 30 pail 5USG/CAT 10W pail 5USG	\$316.82	
			949857476	wire/wiper A x 2	\$817.61	
030418	26/04/2024	FVBS HOPE RONA	50342	milk crate/bleach/muriatic acid	\$91.09	\$903.71

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			50365	spray bottle/liquid bleach	\$20.12	
			50276	2 x furnace filter	\$45.33	
			50293	lock nut/fender washer/hex bolt	\$29.07	
			50304	return hex bolts re:inv#50293	-\$4.79	
			50410	broom	\$50.39	
			50411	broom	\$50.39	
			50632	friskars snips/paint scraper/putty knife	\$79.21	
			50654	paint roller/friskars snips/primer/brush	\$96.67	
			50666	stain primer/bullseye primer	\$103.47	
			50677	treated lumber 2x6's/snap off knife	\$112.94	
			50792	2 x landscape rakes pro 36"	\$229.82	
030419	26/04/2024	FVBS HOPE RONA	50814	masking tape	\$9.40	\$148.35
			50888	faucet connctr/fluor.tube	\$35.39	
			50436	extention cords (2)	\$24.17	
			50521	hex bolt/lock nut	\$4.10	
			50534	lag bolt/washers	\$0.80	
			50547	cable ties/electrical tape/braided rope	\$26.26	
			50569	keyed cam lock	\$29.21	
			50575	snap off knife	\$7.54	
			50620	flat washer/hex bolt/lock nut	\$4.44	
			50913	compression adapter	\$7.04	
030420	26/04/2024	FRASER VALLEY REGIONAL LIBRARY	PSINV-001337	Apr-Jun/24 Q2 FVRL Member Aseemnt	\$106,553.75	\$106,553.75
030421	26/04/2024	FRASER HEALTH	FH202506264	2024/2025 Health Permit operating fee	\$650.00	\$650.00
030422	26/04/2024	HUB FIRE ENGINES & EQUIPMENT	0003315	2" stainless nipple with NPT threads	\$134.40	\$134.40
030423	26/04/2024	KROPPSHOP LTD	23860	sign - 1200 Coquihalla Hwy	\$214.20	\$517.57
			23874	vinyl decal - "Fire Lane"	\$30.24	
			23894	3 signs - "Road Prone to Flooding"	\$273.13	
030424	26/04/2024	INFOSHRED	qb28677	Apr 17/24 87 banker boxes shreaded	\$1,018.50	\$1,018.50
030425	26/04/2024	KHRONOS SECURITY SERVICES	2769	temp.security fence/missing panel clamps	\$671.05	\$671.05
030426	26/04/2024	KAL TIRE	067185432	seasonal tire swap/alignment/ball joints	\$448.22	\$448.22
030427	26/04/2024	LORDCO AUTO PARTS	7100026658	25 DOT log books	\$328.09	\$838.42
			7100026697	hex HD cap screw	\$0.90	
			7100026738	plastic connector/molded trlr end 6 bulk	\$55.79	
			7100026832	double sided foam tape - acrylic	\$12.90	
			7100027148	linch pin 5/16	\$2.05	
			7100027243	duraline-8' box liner	\$364.00	
			7100027405	spin on oil	\$4.99	
			7100027439	316 PRF CHAI	\$22.05	
			7100027617	motor treatment/plugs/coupler	\$31.68	

DISTRICT OF HOPE
A/P Cheque Listing
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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
			7100027651	gasket for female npsh hose end	\$15.97	
030428	26/04/2024	MAGNUSON FORD	140996	gasket	\$20.77	\$20.77
030429	26/04/2024	METAL SUPERMARKETS LANGLEY	1372220	ground shafting	\$33.60	\$33.60
030430	26/04/2024	MINISTER OF FINANCE	95431063	Mar/24 Purolator Shipments	\$20.78	\$20.78
030431	26/04/2024	MT. HOPE ELECTRIC	2973	Mar/24 Electrical contract services	\$4,474.32	\$4,474.32
030432	26/04/2024	MINISTRY OF TRANSPORTATION	7569	Jan-Mar/24 cost share-Hudson/Coq.St	\$546.63	\$546.63
030433	26/04/2024	LIDSTONE & COMPANY	53743	Mar/24 services re:File#10111-114	\$44.25	\$786.26
			53741	Mar/24 services re:File#10111-050	\$659.13	
			53742	Mar/24 services re:File#10111-112	\$82.88	
030434	26/04/2024	COASTAL MOUNTAIN FUELS	239446	Apr 4/24 931.2L Regular Gasoline	\$1,842.19	\$10,054.69
			239461	Apr 4/24 1271.6L Diesel Clear	\$2,231.48	
			243585	Apr 18/24 1367.4L Regular Gasoline	\$2,623.29	
			243586	Apr 18/24 1960.3L Diesel Clear	\$3,357.73	
030435	26/04/2024	PRAIRIECOAST EQUIPMENT	P73062	2 filter kits	\$880.30	\$880.30
030436	26/04/2024	PROVINCIAL FIRE AND SAFETY TRAINING LTD	1089	Nov 27/23 training-emerg.scene traffic	\$420.00	\$420.00
030437	26/04/2024	PRUVOST Manon	Apr/24 Meal	Mar 23 & 24/24 meals-PRUVOST M	\$70.00	\$70.00
030438	26/04/2024	PRAETORIAN SECURITY INC.	0000023438	2024/2025 basic alarm 1205 Nelson	\$315.00	\$315.00
030439	26/04/2024	DECKER Diana	457421	Mar/24 Kennel contract overages	\$2,992.50	\$2,992.50
030440	26/04/2024	ROBYN M CROSS	106445	excessive water leak in unit	\$2,682.40	\$2,682.40
030441	26/04/2024	UNIFIRST CANADA LTD	4554830	Mar 28/24 Unifirst mat cleaning	\$25.77	\$1,528.83
			4554833	Mar 28/24 Unifirst uniform & mat cleanin	\$512.58	
			4557024	Apr 4/24 Unifirst uniform & mat cleaning	\$314.13	
			4559192	Apr 11/24 Unifirst mat cleaning	\$25.77	
			4559195	Apr 11/24 Unifirst uniform & mat cleanin	\$314.13	
			4561356	Apr 18/24 Unifirst uniform & mat cleanin	\$336.45	
030442	26/04/2024	SANDERSON CONCRETE INC.	42812	columbia 6' table-polished concrete slat	\$2,406.88	\$2,406.88
030443	26/04/2024	SHAW'S ENTERPRISES LTD	3328371	wafer combo convoluted/poly/wire	\$725.07	\$725.07
030444	26/04/2024	SILVER SKAGIT MECHANICAL	15865	2 axle truck inspection	\$235.20	\$645.96
			15905	2 axle truck inspct/horn not working	\$410.76	
030445	26/04/2024	SODHI Gurvinder	Mar/24 Expense	Mar 12&22/24 mileage-SODHI G	\$10.36	\$10.36
030446	26/04/2024	STAPLES PROFESSIONAL	66043898	paper/tissue/pens/personal purch	\$127.29	\$442.62
			66125533	pens/paper	\$71.77	
			66218762	paper/toner	\$220.51	
			66282691	Tape dispen.-prsnl.purch.CHIU 03-30784	\$23.05	
030447	26/04/2024	STARLINE CABINETS	16218	cabinetry as per proposal w/2% discount	\$3,603.98	\$3,603.98
030448	26/04/2024	TEXTILE IMAGE INC	105071	outrigger bracket/flagpole/acorn finial	\$689.25	\$689.25
030449	26/04/2024	TRUSTY OX SYSTEMS LTD	11371070424	20 worker subscription	\$112.00	\$112.00
030450	26/04/2024	TRI-WEST GROUP ENTERPRISES LTD	5622	ditching/swalling on 5th Ave	\$1,192.49	\$3,067.45
			5624	ditching at highway 3 reservoir	\$1,874.96	

DISTRICT OF HOPE
A/P Cheque Listing
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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
030451	26/04/2024	ULINE CANADA CORPORATION	13977219	cork board/lockout/tagout 4 lock station	\$1,521.03	\$1,521.03
030452	26/04/2024	VALLEY WASTE & RECYCLING INC	0000429878	Mar 12-Apr 4/24 restroom service	\$194.25	\$1,308.30
			0000430238	Apr 10/24 1225 Nelson-comm.roll off	\$667.80	
			0000430179	Apr 3-10/24 relocate toilet/restroom ser	\$236.25	
			0000430397	Mar 19-Apr 12/24 919 Water-restrm serv	\$210.00	
030453	26/04/2024	VALLEY WATER	12170438	2 x purified water 18.9L	\$18.00	\$31.44
			12170795	Apr/24 monthly hot/cold cooler rent	\$13.44	
030454	26/04/2024	VALLEY TRAFFIC SYSTEMS	358468	signs-L/R Arrow/Equestrian/Silver Hope C	\$1,729.62	\$8,283.49
			358468BO	OmniCube/yellow UR/lite black base 8"	\$1,111.18	
			359211	18" traffic cones x 100	\$2,521.12	
			359212	Stop sign/Avoid breaking/custom decals	\$990.12	
			359398	50 x traffic cones/blank signs	\$1,931.45	
030455	26/04/2024	ALUMICHEM CANADA INC	24076	2x204kg Wes-Floc/2x1364kg AluPAC	\$12,862.98	\$12,862.98
030456	26/04/2024	WESTCOTT Joshua	Apr/24 Expense	Apr 11&12/24 mileage & meals-WESTCOTT	\$362.40	\$362.40
030457	26/04/2024	WESTERN EQUIPMENT LTD.	CWK-03156083	drawer sliding compartments	\$210.03	\$210.03
030458	26/04/2024	XCEED MACHINE WORKS INC.	7022	Hoffman 4208A Blower (SN#0679135)	\$7,090.72	\$7,090.72
030459	26/04/2024	XEROX CANADA LTD.	L03376551	Apr-Jun/24 Qrtly Pymnt 3 of 22	\$2,342.89	\$2,625.50
			F62057928	Mar/24 Copier C8155-B&W & Color copies	\$167.51	
			F62065946	Mar/24 Copier C7130 B&W & Color copies	\$45.32	
			F62075006	Mar/24 Copier C7130 B&W & Color copies	\$69.78	
030460	26/04/2024	YLIRUUSI Hannu	756/23	BP#756/23 Municipal Deposit Refund	\$500.00	\$500.00
030461	26/04/2024	ZONE WEST ENTERPRISES LTD.	73348	uniform shirts/pants/belts/helmets/buckl	\$1,505.28	\$1,505.28
Total April 2024 Payments					\$901,587.28	\$901,587.28