



REGULAR MEETING OF COUNCIL AGENDA

Monday, October 23, 2023 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

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

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the October 23, 2023, Regular Council Meeting Agenda be adopted, as presented.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held October 10, 2023, be adopted, as presented.

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

(a) Report dated October 16, 2023 from the Chief Administrative Officer Re: AdvantageHOPE Board New Nominee – October 2023

(8)

Recommended Resolution:

THAT Council endorse Shayne Findlay for appointment to the AdvantageHOPE Board.

- (b) **Report dated October 18, 2023 from the Director of Finance**
Re: Cascade Lower Canyon Community Forest (CLCCF) Grant (16)

Staff seek Council direction on exactly how to proceed with distribution.

- (c) **Report dated October 18, 2023 from the Chief Administrative Officer** (24)
Re: Community to Community Program 2023/24 Pilot Program – Letter of Support

Recommended Resolution:

THAT Council endorses and fully supports efforts regarding the goals of the Community to Community Program;

AND THAT Council confirms that the Community to Community Program aligns with the District Strategic Priority Goal to develop relationships and pursue opportunities to partner with First Nations in areas of mutual interest;

AND THAT Council directs staff to forward the endorsed Letter of Support and continue working with Chawathil First Nation in this regard.

- (d) **Report dated October 19, 2023 from the Chief Election Officer**
Re: Alternative Notice for 2023 By-Election First Advance Voting Opportunity (27)

Recommended Resolution:

THAT Council approves the advertisement of the 2023 By-Election first Advance Voting Opportunity to be published on October 31, 2023, and November 7, 2023, through alternative means including the District of Hope website, social media, public notice board, and in the front door windows at District Hall.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

- (a) **District of Hope Good Neighbour Amendment Bylaw No. 1562, 2023** (31)

Recommended Resolution:

THAT *District of Hope Good Neighbour Amendment Bylaw No. 1562, 2023*, be adopted this 23rd day of October, 2023.

- (b) **Report dated October 16, 2023 from the Director of Corporate Services**
Re: Bylaw Ticketing Updates (32)

Recommended Resolution #1:

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1564, 2023* be read a first, second and third time this 23rd day of October.

Recommended Resolution #2:

THAT *Municipal Ticket Information Amendment Bylaw No. 1565, 2023* be read a first, second and third time this 23rd day of October 2023.

**(c) Report dated October 18, 2023 from the Acting Director of Community Development
Re: Development Variance Permit for 1040 3rd Avenue (46)**

Recommended Resolution:

THAT Council approve the preparation of a Development Variance Permit in order to:

1. Relax the front yard setback requirement from 7.5 metres to 2.5 metres;
2. Relax the landscape lot line setback/siting provision from 1.0 metres to 0.0 metres;
3. Relax the drive isle width from 7.0 metres to 6.1 metres;
4. Relax the small car percentage requirement from 15% to 29%;
5. Relax the building height from 15 metres to 21 metres; and
6. Relax the required number of parking stalls for the restaurant patrons and employees from 11 stalls to 5 stalls.

on the property legally described as Lot 1 Section 9 TWP 5 RGE 26 W6M YDYP Plan EPP122302; PID 032-031-297; 1040 3rd Avenue; Hope, BC in order to construct a motel and restaurant; and

FURTHER THAT in accordance with the District of Hope Application Procedures & Public Hearing/Information Meeting Procedural Bylaw, the *Local Government Act* and the *Community Charter* authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners.

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

(57)

Recommended Resolution:

THAT the For Information Correspondence List dated October 23, 2023, be received.

10. OTHER PERTINENT BUSINESS

11. QUESTION PERIOD

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

12. NOTICE OF NEXT REGULAR MEETING

Tuesday, November 14, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING

Recommended Resolution:

THAT the meeting be closed to the public to consider matters pursuant to Sections 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] and 90(1)(g) [litigation or potential litigation affecting the municipality] re: property acquisition, litigation update, and for the purpose of receiving and adopting closed meeting minutes.

14. RETURN TO OPEN MEETING

Mayor to reconvene the Regular Council Meeting.

15. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Tuesday, October 10, 2023
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Acting Mayor Angela Skoglund
Councillor Scott Medlock
Councillor Pauline Newbigging
Councillor Heather Stewin

Council Members Absent: Mayor Victor Smith
Councillor Zachary Wells

Staff Present: Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Kevin Dicken, Director of Operations & Acting CAO
Joshua Westcott, Deputy Fire Chief
Richard Zerr, Acting Director of Community Development
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 18 members of the public and 1 media

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the October 10, 2023, Regular Council Meeting Agenda be adopted, as amended, to remove items 8(d) and 8(e), regarding the redesignation and rezoning of 61934 Estell Road, add the *District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023*, to Section 8, and renumber Section 8 accordingly. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held September 11, 2023, be adopted, as presented. **CARRIED.**

(b) Public Hearing

Moved / Seconded

THAT the Record of the Public Hearing held September 25, 2023, be received. **CARRIED.**

4. DELEGATIONS

(a) **Trans Mountain Pipeline Project Re: Noise Exemption Extension**

Leah Caldwell, representative of Trans Mountain, was in attendance to seek Council approval to extend the September 2023 noise exemption to November 30, 2023. The following items were discussed during the presentation:

- Intermittent work continues during the night, potentially resulting in impacts such as increased traffic, noise, directed lighting, and dust.
- One complaint was received as a result of the works which was addressed with the installation of vibration monitors.
- Works are anticipated to be completed in the area of the exemption by November, with extra time built into the schedule.

Moved / Seconded

THAT Council extends the exemption from noise regulation timelines in *District of Hope Good Neighbor Bylaw No. 1230, 2008*, given to Trans Mountain at the February 13, 2023, Regular Council Meeting until November 30, 2023. **CARRIED.**

5. STAFF REPORTS

(a) **Report dated September 27, 2023 from the Director of Corporate Services Re: Ratify Telephone Poll for Shipping Containers at 61934 Estell Road**

Council inquired as to whether the end date listed in the resolution can be extended if the project goes longer than anticipated and the containers are found to be effective. The Director of Corporate Services advised that the exemption can be extended by Council. The Acting Director of Community Development advised that the property owner and operators are also looking at other options for mitigating the noise, light, and dust pollution. He added that these other measures would not require Council approval as they are not in contravention of a policy.

Council inquired as to what the timeline for the barrier installation would be, the Acting Director of Community Development advised that the anticipated installation will happen by the end of next week.

Moved / Seconded

THAT Council ratify the September 25, 2023 telephone poll:

THAT Council of the District of Hope provide Terraforma Developments Ltd. with an exemption to the Modular Storage Unit (Shipping Container) Policy granting permission for the placement of up to twelve (12) Shipping Containers along the eastern boundary of 61934 Estell Road, in order to create a sound and dust barrier for surrounding properties;

AND FURTHER THAT all Shipping Containers be removed from the property by January 31, 2024 and lands reinstated to their original state. **CARRIED.**

- (b) **Report dated September 25, 2023 from the Director of Corporate Services**
Re: Approving Officer Appointment

Moved / Seconded

THAT Council ratify the September 25, 2023 telephone poll:

THAT Council rescind the appointment of Nick Crosman as Approving Officer;

AND THAT Council appoint Richard Zerr (consultant) as Approving Officer for the District of Hope pursuant to the terms of the *Land Title Act*. **CARRIED.**

- (c) **Report dated October 4, 2023 from the Director of Operations**
Re: 7th Avenue and Kawkawa Lake Road Stormwater Upgrades

Council inquired as to the reasoning for the increase in budget from \$140,000 to \$250,000. The Director of Operations advised that during the design phase, it was recognized that additional manholes were needed due to the routing around conflicting utilities in the area. He added that a watermain will need to be lowered to enable stormwater gravity flow, and this has added significant costs.

Moved / Seconded

THAT Council approve an increase to the 2023 budget for the 7th Avenue and Kawkawa Lake Road Stormwater Upgrade Project from \$140,000 to \$250,000;

AND THAT the additional \$110,000 be funded through a combination of the Interim Flood Support Grant and developer contribution. **CARRIED.**

- (d) **Report dated October 3, 2023 from the Fire Chief**
Re: Support for Grant Funding – CEPF Volunteer and Composite Fire Department Equipment and Training

Moved / Seconded

THAT Council supports the District of Hope's application to the Community Emergency Preparedness Fund (CEPF) Volunteer and Composite Fire Department Equipment and Training, indicating support for the current proposed activities and willingness to provide overall grant management. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

- (a) **District of Hope Council Appointments & Committees for November 2022 to December 2023**

Moved / Seconded

THAT the District of Hope Council Appointments & Committees for November 2022 to December 2023, be adopted as amended, this 10th day of October 2023. **CARRIED.**

(b) Letter of Support for Riverside Manor
Re: New Horizon's Grant to Celebrate Pluralism, a Festival of Culture

Moved / Seconded

THAT Council authorize Acting Mayor Skoglund to issue a letter of support for Riverside Manor's New Horizon's grant application to celebrate pluralism; a festival of cultures.

CARRIED.

Acting Mayor Skoglund Reported:

- She attended the October 1st kickoff for Purple Lights Night, noting that it was a small but very enthusiastic crowd.
- She met with Councillor Newbigging and CAO John Fortoloczky on September 25th to gather information for the newly formed Accessibility Committee.
- She announced that the *Run for Hope* is taking place October 14th, sponsored by the Fraser Valley Healthcare Association and the Fraser Canyon Hospital.

Councillor Medlock Reported:

- He attended the UBCM Convention, noting that he enjoyed the opportunity to meet with representatives of other municipalities and discuss the good and bad things in their communities. He noted that he took part in the Agricultural Tour, Accessibility Tour, Building in the Flood Plain, and Next-Gen 911 where he took away some important lessons.
- He noted that he has received multiple inquiries from the public regarding trucking equipment parked on the shoulder at Flood Hope Road at Marv Cope Way. He added that it is difficult to see around the parked vehicles and could be unsafe with the school nearby. He asked that Staff look into the issue and return to Council with some options to remedy the situation.

Councillor Stewin Reported:

- She attended the UBCM Convention and took part in sessions on Truth and Reconciliation and Understanding UNDRIP, noting that the sessions were very informative.
- She attended the Municipal Insurance Association of BC AGM, noting that thirteen resolutions were passed.
- She attended the Trade Show at UBCM and noted that there was a presentation on a pedestrian crossing, its tracking and information system that could benefit Hope.
- She attended the October 1st kickoff for Purple Lights Night, and thanked District Staff for their assistance in making the night possible.
- She attended a Hope Inclusion Project meeting on October 10th that she will report about at the next meeting.

Councillor Newbigging Reported:

- She attended the October 1st Purple Lights Night kickoff.
- She visited the Community Gardens on October 7th, noting that local, Barry Aubin, featured two giant pumpkins this year that were raffled and given away in a contest.

8. PERMITS AND BYLAWS

(a) District of Hope Permissive Tax Exemption Amendment Bylaw No. 1561, 2023

Moved / Seconded

THAT *District of Hope 2024 Permissive Tax Exemption Amendment Bylaw No. 1561, 2023*, be adopted this 10th day of October, 2023.

CARRIED.

**(b) Report dated October 3, 2023 from the Acting Director of Community Development
Re: Development Variance Permit – 66532 Summer Road**

Acting Mayor Skoglund called for any questions or comments from Council and those in attendance regarding the development.

Moved / Seconded

THAT Council approve the issuance of a Development Variance Permit in order to relax the principal building or structure front lot line setback requirement of 7.5 metres (~25 feet) to 6.0 metres (~20 feet) on the property legally described as Lot 37 District Lot 56 Yale Division Yale District Plan KAP17267; PID 001-536-656; 66532 Summer Road; Hope, BC in order to construct a single family dwelling; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit document; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “substantially start” shall mean the completion of the footings or foundation for the garage addition.

CARRIED.

**(c) Report dated Sept. 22, 2023 from the Acting Director of Community Development
Re: Temporary Use Permit for 19841 Silver Skagit Road**

Acting Mayor Skoglund called for any questions or comments from Council and those in attendance regarding the proposal.

Erin Bessette, resident of Silver Skagit Road, inquired about the existence of permits for the septic system on the property and whether the Supreme Court Order on the property had been completed and the property brought into compliance.

The Director of Corporate Services advised that septic systems are managed by Fraser Health and the District is not in control of those records. She added that the Supreme Court Order was for the removal of the trailers on the property, which has taken place.

A member of the public also raised concerns regarding the property turning into a dump site for debris and construction material and becoming an eyesore in the community. They added that the cabins on the property have not been dealt with and public concern forms are not being addressed.

Jim Lasser, owner of 19841 Silver Skagit Road, advised that the septic system has been inspected since its installation and is under compliance. He added that the demolition of the cabins will be proceeding as bins and backfill gravel are on-site.

Council inquired as to whether the cabins that are being demolished are along the river and if there will be any environmental impacts. Mr. Lasser advised that the cabins are located along the water and he can check with the Ministry of Fisheries and Oceans to determine if there are any issues.

Moved / Seconded

THAT Council approve the issuance of a three-year term Temporary Use Permit to allow the semi-permanent portable residential structure and the two storage containers to remain on the property legally described as District Lot 1607 YDYD Lying to the North of the Northerly Limit of District Lot 1601 Except Plan A1119; PID:001-993-283,19841 Silver Skagit Road

CARRIED.

**(d) District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023
Re: Redesignation of 455 Coquihalla Street**

Council inquired as to where the parking for the originally proposed three story building was located. The Acting Director of Community Development advised that it was primarily surface parking, and that a variance would be required with the rest of the parking being on the street. Regarding the four story proposal, he noted that he spoke to the developer regarding the concerns raised by the public and the possibility of moving the building towards Coquihalla Street to mitigate the impact on sunlight of the properties behind the building, and the possibility of modifying the roof design to allow sunlight through.

Council inquired as to whether the developer would consider moving the building forward if the building remained at three stories. The Acting Director of Community Development advised that they may be locked into the building position due to the need for surface parking.

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023*, to redesignate the property at 455 Coquihalla Street from Urban/Suburban Residential to Comprehensive Development be read a third time this 10th day of October, 2023.

DEFEATED.

**(e) District of Hope Zoning Amendment Bylaw No. 1559, 2023
Re: Rezoning of 455 Coquihalla Street**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1559, 2023*, to rezone the property at 455 Coquihalla Street from Multiple Family Residential (RM-1) to Site-Specific Comprehensive Development (CD-12), be read a third time this 10th day of October, 2023

DEFEATED.

**(f) Report dated Sept. 27, 2023 from the Acting Director of Community Development
Re: Form & Character Development Permit for 342 Hudson Bay Street**

Moved / Seconded

THAT a Downtown Hope Revitalization Form and Character Development Permit be approved for the property legally described as Lot A Section 9 Township 5 Range 26 West of the 6th Meridian Kamloops Division Yale District Plan 5900, PID 010-183-973, 342 Hudson Bay Street; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Downtown Hope Revitalization Form and Character Development Permit; and

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on October 10, 2025; and

FURTHER THAT for purposes of any associated building permit, that the “substantially

start of any construction” shall mean the completion of an approved foundation for the proposed structures as certified safe by a qualified professional. **CARRIED.**

(g) District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023

Moved / Seconded

THAT *District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023*, be read a first, second, and third time this 10th day of October, 2023. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated October 10, 2023 be received. **CARRIED.**

(b) Accounts Payable Cheque Listing – September 2023

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of September 1-30, 2023, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other pertinent business.

11. QUESTION PERIOD

Andrew Friend, resident of Flood Hope Road, raised concerns regarding the placement of containers on 61934 Estell Road stating that the number of containers is insufficient to properly block noise, dust, and light pollution. He also raised concerns regarding the notification process for the public hearings regarding 61954 Estell Road.

Council directed Staff to gather information regarding the notices issued for the 61954 public hearings and report back to Council their findings.

12. NOTICE OF NEXT REGULAR MEETING

Monday, October 23, 2023 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:08 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held October 10, 2023 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 16 October 2023

FILE: 0230-25

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 23 October 2023

SUBJECT: ADVANTAGEHOPE BOARD NEW NOMINEE – OCTOBER 2023

PURPOSE:

The purpose of this report is to present a recommended new nominee for the AdvantageHOPE Board as reviewed by the current Board members. Council endorsement is sought for the proposed new members for immediate appointment.

RECOMMENDATION:

THAT Council endorse Shayne Findlay for appointment to the AdvantageHOPE Board.

ANALYSIS:

A. Rationale:

In accordance with Hope Business and Development Society (AdvantageHOPE) Constitution and Bylaws, Directors are to be elected to serve one-year terms (renewable). Vacancies on the Board of Directors, however caused, may so long as a quorum of Directors remains in office, be filled by the Directors according to the Section 3.5 (d) [Selection Procedures], if they shall see fit to do so, otherwise such vacancy shall be filled at the next Annual General Meeting of the Members at which the Directors for the ensuing year are elected.

The current Board has four vacancies with more Directors being actively recruited. Shayne Findlay is the owner and operator of the Blue Lake Resort. As a small business owner operating in the tourism sector, he has a keen interest and desire to see regional tourism flourish. He has previously served on the Tourism Advisory Committee related to our Municipal and Regional District Tax Program (MRDT – hotel tax).

The Board systematically evaluates applicants by contrasting the applicant's skills, experience, and interests against the strengths of the current Board to identify if the new applicants could add experience and expertise in areas identified as lacking.

B. Attachments:

Hope Business and Development Society Board Application

C. Committee/Commission/Board Recommendations:

The current AdvantageHOPE Board recommends that Council endorse Shayne Findlay for election to the Board.

Prepared by:



Chief Administrative Officer



Economic Development & Tourism

919 Water Avenue | P.O. Box 370
Hope, BC V0X 1L0
Phone: 604-860-0930
www.hopebc.ca | boardchair@hopebc.ca

Name of Applicant: Shayne Findlay

Date: 2023-08-25

Mailing Address of Applicant: _____

Residential Address of Applicant: _____

Work #: _____

Fax: _____

Cell #: _____

Email: _____

Thank you for your interest in serving on the Board of the Hope Business and Development Society, operating as AdvantageHOPE.

There are eleven (11) Board seats, appointed by the District of Hope, based on recommendations brought forward by the AdvantageHOPE Board.

In order to ensure fair and balanced representation from a wide cross-section of the community, the AdvantageHOPE Board has adopted a Board Matrix approach to evaluate and select new Board members.

In accordance with the Societies Act, board members must:

- 1) Not be declared incapable by a Court;
- 2) Not be an undischarged bankrupt; and
- 3) Have had no criminal judgements for 5 years.

1. What goals will you bring to AdvantageHOPE?

Financial prudence
Ensure that the extremities of the region are included
in programs equitably
Engage in meaningful and enriching dialogue with
other board members

2. What is your Business/Work experience in the past five years?

Operator of Blue Lake Resort

3. Do you have an education background or professional qualifications related to the mandate of the Hope Business and Development Society?

Small business owner
Bachelor's Degree in Psychology

4. Are you available to participate throughout the year?

yes

5. Other relevant information, if any:

Board Matrix Indicators on the following pages.

1. Community Leadership

- ☐ No experience
- ☒ Some experience – community or school boards and other associations
- ☐ Extensive experience – held public office, or served extensively on boards, executives, etc.

Details: Served on TAC when MRDT was initiated
currently on steering committee for Canyon Signage initiative

2. Healthcare & Seniors' Issues

- ☒ General awareness
- ☐ Increased awareness through personal experience or employment
- ☐ Intimately aware of healthcare and senior issues in the area

Details: _____

3. First Nations

- ☒ No special affiliations
- ☐ Actively engaged with First Nations in current projects
- ☐ Actively engaged and First Nations heritage

Details: _____

4. Young Family Issues

- ☐ Limited awareness – no children, no daily interaction with children
- ☐ Good Awareness – grown children/grandchildren or work/live with kids regularly
- ☒ Intimate Awareness – parent of school aged children

Details: _____

5. Previous Board Experience

- ☒ No previous Board experience
- ☐ Some previous Board experience, past appointments
- ☐ Extensive Board experience, other current & past appointments

Details: _____

6. Community Recreation

- ☐ Not involved in organized community recreation
- ☒ Involved with community recreation groups or organizations
- ☐ Community recreation leader – executive member of a sports club or recreation organization, involved in organizing community recreation initiatives

Details: The resort hosts several local youth programs

7. Service Groups

- ☒ Limited connection to local service groups
- ☐ Member of some local service clubs or groups
- ☐ Leader in local service groups or multiple representation

Details: _____

8. Town History

- ☐ New resident (less than 2 years) with limited local connections
- ☒ More than 2 years residency, understanding of local issues
- ☐ More than 10 years local history, deep connections

Details: In close contact with residents and business owners in Boston Bar

9. Economic Development

- ☐ No direct experience with economic development
- ☐ Some economic development experience
- ☒ Extensive experience with economic development

Details: _____

10. Real Estate Experience

- ☐ None, other than personal
- ☒ Some previous experience as a real estate investor
- ☐ Active and engaged participant in local real estate market

Details: Management & purchase of several properties with different zoning.



Economic Development & Tourism

919 Water Avenue | P.O. Box 370
Hope, BC V0X 1L0
Phone: 604-860-0930
www.hopebc.ca | boardchair@hopebc.ca

11. Resource Industry Experience

- ☒ None
☐ Some previous experience
☐ Extensive experience, currently engaged

Details: _____

12. Technical/Engineering Background

- ☒ None
☐ Some previous experience
☐ Extensive experience, currently engaged

Details: _____

13. Administrative Experience

- ☐ None
☒ Some previous experience
☐ Extensive experience, currently engaged

Details: _____

14. Tourism Industry Experience

- ☐ None
☐ Some previous experience
☒ Extensive experience, currently engaged

Details: Owner of a tourism destination

15. Entrepreneurship

- ☐ None
☐ Some previous experience
☒ Extensive experience, currently engaged

Details: _____



Economic Development & Tourism

919 Water Avenue | P.O. Box 370

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www.hopebc.ca | boardchair@hopebc.ca

16. Business/Ops Management

- ☐ None
- ☐ Some previous experience
- ☒ Extensive experience, currently engaged

Details: _____

17. IT, Media, Tech Savvy

- ☐ None
- ☒ Some previous experience
- ☐ Extensive experience, currently engaged

Details: Currently Manage our social media presence

18. Outdoor Lifestyle

- ☐ Not really, other than on my deck at home
- ☐ Some, soft adventurer
- ☒ Lots – active, avid, outdoorsperson

Details: I am in the middle of the woods.

19. Corporate Experience

- ☐ No corporate experience
- ☐ Some, or past, corporate experience
- ☒ Current, ongoing corporate relationships and experience

Details: _____

20. Education System

- ☐ Low engagement, no special relationships
- ☒ Mid engagement - past teacher, parent of school aged children
- ☐ High engagement - Current teacher, SD Board member, PAC member

Details: _____

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: October 18, 2023

FILE: 510-20

SUBMITTED BY: Mike Olson

MEETING DATE: October 23, 2023

SUBJECT: Cascade Lower Canyon Community Forest (CLCCF) grant

PURPOSE:

The purpose of this report is to provide Council with information on the grant applications for the \$175,000 available as recently disbursed to the District from the Cascade Lower Canyon Community Forest (CLCCF).

From time-to-time, when the CLCCF disbursed funds to its partners (Yale First Nation, Fraser Valley Regional District, and Hope), the District policy is to offer these funds as granting opportunities to various groups and/or individuals. This opportunity is kept most flexible (by design) and the criteria are published as part of the Policy (attached).

The deadline was September 5, 2023 and the opportunity was advertised in the Hope Standard, the District Webpage, and various social media. Ten applications were received.

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RESOLUTION:

Staff seek Council direction on exactly how to proceed with distribution.

ANALYSIS:

Grants are analyzed based on the following criteria:

1. Programs/Activities/Events of the Agency must:
 - (a) strengthen and enhance the wellbeing of our community;
 - (b) promote volunteerism; and
 - (c) be a District of Hope and area registered non-profit society, community group, or individual.
2. Programs/Activities/Events of applicants must not:
 - (a) cover remuneration of any type whatsoever;
 - (b) cover capital improvements to private, rented or leased premises;
 - (c) subsidize private enterprise; and/or
 - (d) subsidize activities that the responsibility of the federal or provincial governments.

The following is the breakdown of the grants applied for:

	Organization	Amount applied for	Amount approved
1	Ruth Renwick	200	
2	Hope and District Arts Council	975	
3	Th'a:le qas kw'e Shxweli (Heart and Soul) Child Care Foundation	25,000	
4	Hope and Valley Cruiser Club	9,600	
5	Hope Mountain Centre for Outdoor Learning Society	16,700	
6	1st Hope Scouting	9,000	
7	Hope Curling Club	43,600	
8	Hope Communities in Bloom	500	
9	Canyon Golden Agers Society	7,000	
10	Hope Golf and Country Club	5,000	
		117,575	

The grant requests are detailed below, by the type of organization that is requesting the grant, the intended use of the grant funds and the resulting purpose of the grant. Any other considerations regarding applicability are detailed within the analysis.

1) Ruth Renwick

Individual – planting plants in a District boulevard. This does not promote volunteerism, and thus should not be considered for the grant.

2) Hope and District Arts Council

Non-profit – ecological garden restoration and enhancement of the Art Machine grounds. The purpose of this is to provide inspiration and education for the community.

3) Th'a:le qas kw'e Shxweli (Heart and Soul) Child Care Foundation

Non-profit – provide classroom furnishing, supplies and teaching resources. This will be directed to the preschool and afterschool programs at Silver Creek Elementary.

The one disqualifier for the grant would be that this does not promote volunteerism within the community, but it does fit all the other criteria of the grant requirements.

4) Hope and Valley Cruiser Club

Non-profit – three-fold, to provide year round insurance for their organization, a website for registration and a sound system. The purpose will be to ensure that there is not duplication within organizations at the Hope Canada Day event, and to enhance their involvement in the community for other events.

Within this grant, there is \$2,000 which is set aside for a sound system which is capital and is considered outside of the grant parameters.

5) Hope Mountain Centre for Outdoor Learning Society

Non profit – purchase equipment and supplies, and pay for a portion of expenses for the trail building and maintenance work.

Within this grant, there is \$3,500 which is set aside for a canopy for the truck which is capital and is considered outside of the grant parameters.

6) 1st Hope Scouting

Non profit – to help keep costs low for families who take part in camps for the organizations. Additionally, this is to help replace aging gear for the organization. The purpose is to ensure that programming is available for all regardless of income.

7) Hope Curling Club

Non profit – to replace two compressors. These compressors are essential for curling to continue within the organization.

Within this grant, there is \$43,600 which is set aside for a sound system which is capital and is considered outside of the grant parameters.

This grant ask is for a two year period, and if the capital contribution is not considered an issue, the District should withhold the 2024/2025 portion of the organization's grant request. The 2023/2024 grant request is \$21,300 and this is recommended balance to approve if the capital consideration does not default this application.

8) Hope Communities in Bloom

Non profit – to plant daffodils at the entrances to Hope. The purpose is to beautify the community and build friendships and network within the community.

9) Canyon Golden Agers Society

Non profit – installation of ramp, preserve the building and roof. The purpose is to provide access to support emergency preparedness and activities.

10) Hope Golf and Country Club

Non profit – feasibility study of constructing an elevator to improve public access.
The purpose is to provide accessibility to all who access the facility.

Further considerations

If we exclude the grants recommended, we will have a remaining balance of \$79,925 which can be disbursed in the coming year. Even if the entire grant requests from organizations were approved the District would have a balance of \$57,425 which could be disbursed in the coming year. The recommendation for the unused balance is to allocate these for the 2024 budget.

There was one organization which submitted a grant application after the application deadline. The grant requested of the late submission was \$23,000 and if had been submitted would have fit the application criteria of the grant.

B. Policy:

Community Forest Revenue Sharing Policy - attached

Prepared by:

Approved for submission to Council:

Original Signed by Mike Olson

Mike Olson, CPA, CA
Director of Finance

Original Signed by John Fortoloczky

Chief Administrative Officer

DISTRICT OF HOPE

POLICY MANUAL

DEPARTMENT: ALL		
POLICY TITLE: Community Forest Revenue Sharing Policy		
Authority:	Legislative: <input checked="" type="checkbox"/> (Council)	Effective Date: March 26, 2018
	Administrative: <input type="checkbox"/>	Date for Review: As Required
		Revision Date:

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1. POLICY STATEMENT

The purpose of this policy is to optimally distribute any revenue from dividend disbursements from the Cascade Lower Canyon Community Forest (CLCCF) to the District of Hope. In addition, this policy will aid in maintaining fiscal responsibility/accountability.

2. AUTHORITY & RESPONSIBILITY

It is the responsibility of the CLCCF to determine when revenue surpluses are to be declared and shared with the Shareholders (Limited Partners – District of Hope, Fraser Valley Regional District (FVRD), and Yale First Nation). District Council will utilize its authority and this policy to guide how it will then share these revenues with community stakeholders to achieve community goals. This policy is designed to achieve fairness, consistency and predictability in dealing with disbursing grants that can otherwise become unnecessarily political.

3. GLOSSARY

Joint Legacy Fund:	This is a fund established by the CLCCF in which all, or some, Limited Partners undertake projects of a regional nature. When combining funds as such, these projects can be significant in both scope and import to the entire region. Disbursements can be initiated by any Limited Partner or the CLCCF with the approval of impacted Limited Partners.
Limited Partner:	Either the District of Hope, FVRD, or Yale First Nation. These entities are also known as the respective “Shareholders.”
Regional Community at Large:	This is a fund disbursement criterion in which funds are directed to achieve beneficial effects not related to any other fund disbursement criteria and aimed at benefiting the overall community of Hope.
Youth and Seniors:	This is a fund disbursement criterion in which funds are directed to achieve beneficial effects related youth or senior qualify of life.

4. GENERAL INFORMATION

- **Principles:**

This policy, in accordance with Council resolution, will reflect the purpose and intent of the CLCCF Revenue Sharing, Fund Disbursement and Eligibility Criteria Policy and Procedures.

- **Disbursement Eligibility:**

Disbursements not relating the CLCCF Joint Legacy Fund are to be limited to non-profit organizations, community groups, or individuals who reside within the boundaries of the District or provide services of a direct benefit to the residents of the District.

Industrial, commercial, and/or other business organizations are not eligible for funding.

Disbursements may not be used to subsidize activities that are the responsibility of the federal or provincial governments.

Disbursements may not be used to cover off or subsidize any of the following types of expenses:

- i. Remuneration of any type whatsoever;
- ii. Capital improvements to private, rented or leased premises, and/or
- iii. Private enterprise.

Disbursements shall not be used for political purposes or to fund groups, organizations or associations whose primary purpose is of a political nature.

5. DISBURSEMENT CRITERIA TABLE

Fund Disbursement Criteria	% of total revenue to be disbursed
CLCCF Joint Legacy Fund	25%
Youth and Seniors	25%
Regional Community at Large	25%
Arts, Culture, Heritage and Recreation	25%

6. PROCESS

- Upon receipt of notice from the CLCCF that a Limited Partner Distribution is forthcoming, the District shall;
 - i. Confirm the amount to be distributed and when be received;
 - ii. Give notice to Council of this distribution;
 - iii. Confirm a date by which all applications must be received;
 - iv. Advertise in two consecutive editions of the Hope Standard and appropriate social media, etc. the availability and eligibility criteria for the disbursement of these funds;
 - v. Provide application forms to be used for this purpose;
 - vi. Administration to bring forth a timely report for Council consideration collating all applications, making recommendations regarding eligibility and where possible rank in terms of desirability.
- Approved applications will receive funds shortly thereafter from the District.
- Projects worth more than \$1,000 shall report back to results/effects to Council via a report template provided by the District.
- Should Council not disburse all the funds of a single CLCCF distribution, these funds shall be put into a reserve and brought forward for its intended purpose as decided by Council and/or combined with the next CLCCF distribution.

7. APPLICATION AND REPORTING FORMS

These forms shall be provided and made available as required.

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 18 October 2023

FILE: 0400-25

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 23 October 2023

SUBJECT: COMMUNITY TO COMMUNITY PROGRAM 2023/24 PILOT
PROGRAM – LETTER OF SUPPORT

PURPOSE:

The purpose of this report is to acquire Council's endorsement of a letter of support for a grant application to the above grant opportunity.

RECOMMENDATION:

Recommended Resolution:

THAT Council endorses and fully supports efforts regarding the goals of the Community to Community Program;

AND THAT Council confirms that the Community to Community Program aligns with the District Strategic Priority Goal to develop relationships and pursue opportunities to partner with First Nations in areas of mutual interest;

AND THAT Council directs staff to forward the endorsed Letter of Support and continue working with Chawathil First Nation in this regard.

ALTERNATIVES & IMPLICATIONS:

Council could opt to not endorse and support this grant application. However, this would be seen as counter-productive in both achieving the stated aims of our Strategic Plan and as related to Reconciliation efforts generally. This could also jeopardize the potential CFN's success of the application.

Endorse of, and support for this initiative will be seen as both positive and being actively involved in a developing partnership that has great potential to improve over time.

ANALYSIS:

As part of our improving relations with CFN, they are taking the lead on submitting the grant application for the above noted program. Strategically this makes the most sense and is more likely to succeed than if the District took the lead. As part of the application process then, the District is considered a Partner and therefore required to submit a written confirmation of support.

Attachments:

Draft letter of support.

Prepared by:

Original Signed by John Fortoloczky

Chief Administrative Officer

Office of the Mayor

Heather Fader, MBA, CPHR, CAPA
Chief Administrative Officer
Chawathil First Nation
Email heather.fader@chawathil.org
#4 - 60814, BC-7, Hope, BC V0X-1L3

October 18, 2023

Reference: Regional Community to Community Program 2023/24 Pilot Program
Application Form

Dear Heather Fader,

The District of Hope fully supports this application and submits this letter as proof and as a required part of the application. You are probably aware that this Council has adopted improving relationships with our local First Nations as a District strategic priority. Worth noting is that things have already begun to improve and we look forward to a successful application and moving forward to achieve success together.

Please let our Chief Administrative Officer, John Fortoloczky, know if you require anything else and of the application status.

We look forward to continued cooperation and joint action to achieve our communities' goals.

Victor Smith
Mayor

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: October 19, 2023

FILE: 4200-20

SUBMITTED BY: Chief Election Officer

MEETING DATE: October 23, 2023

SUBJECT: Alternative Notice for 2023 By-Election First Advance Voting Opportunity

PURPOSE:

The purpose of this report is to seek Council approval for a proposed alternative notice method for the first Advance Voting Opportunity in the 2023 By-Election.

RECOMMENDATION:

Recommended Resolution:

THAT Council approves the advertisement of the 2023 By-Election first Advance Voting Opportunity to be published on October 31, 2023, and November 7, 2023, through alternative means including the District of Hope website, social media, public notice board, and in the front door windows at District Hall.

ANALYSIS:

A. Rationale:

The District of Hope is required under Section 107(5) of the *Local Government Act* and Section 94 of the *Community Charter* to advertise Advance Voting Opportunities in two consecutive issues of the Hope Standard. Due to the severely shortened timelines imposed during a By-Election, the advertisements for the first Advance Voting Opportunity, which takes place on November 15, 2023, must be published between October 30, 2023, and November 8, 2023. As a result, it will not be possible to advertise in two consecutive issues of the Hope Standard as only one Friday, November 3rd, lies within the notification period.

Section 94.1(3) of the *Community Charter* allows for the publication of advertisements by alternative means, so long as it:

- (a) Is given within the same period as required for newspaper publication,
- (b) Is given with the same frequency as required for newspaper publication, and
- (c) Provides notice that the Council considers is reasonably equivalent to that which would be provided by a newspaper publication.

Therefore, it is proposed that the District publishes advertisements through alternative means on two consecutive Tuesday's during the notification period, October 31, 2023, and November 7, 2023, in addition to a newspaper advertisement in the November 3, 2023, issue of the Hope Standard. These alternative means will include the District of Hope website, social media platforms, public notice board, and in the front door windows at District Hall. With Council's approval, these alternate publications will meet the requirements set out in Section 94.1(3) of the *Community Charter*.

B. Attachments:

*Local Government Act - Section 107
Community Charter - Section 94 & 94.1*

Prepared by:

Approved for submission to Council:

Original Signed by Branden Morgan

Branden Morgan
Deputy Corporate Officer/EA
Chief Election Officer

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

Required advance voting opportunities

107(1) At least 2 advance voting opportunities must be held for an election by voting,

- (a) one on the tenth day before general voting day, and
- (b) the other on another date which the local government must establish by bylaw.

(2) As an exception to subsection (1) in relation to a municipality or electoral area with a population of 5 000 or less, the local government may, by bylaw, provide that the advance voting opportunity referred to in subsection (1) (b) is not to be held for the municipality or electoral area.

(3) Voting hours for the required advance voting opportunities must be from 8 a.m. to 8 p.m.

(4) As soon as practicable after the declaration of an election by voting, the chief election officer must designate voting places for the required advance voting opportunities.

(5) At least 6 days but not more than 30 days before a required advance voting opportunity, the chief election officer must give notice in accordance with section 50 [*public notice requirements*] of

- (a) the date, location of the voting places and voting hours for the voting opportunity, and
- (b) the documents that will be required in order for a person to register as an elector at the time of voting.

Requirements for public notice

94 (1) If this or another Act requires notice to be given or published in accordance with this section, the notice must be published

- (a) in accordance with section 94.1 or 94.2, as applicable, and
- (b) by posting the notice in the public notice posting places.

(2) If a matter is subject to 2 or more requirements for publication in accordance with this section, the notices may be combined so long as the requirements of all applicable provisions are met.

(3) A council may provide any additional notice respecting a matter that it considers appropriate, including by the internet or other electronic means.

Default publication requirements

94.1 (1) Unless a council has adopted a bylaw under section 94.2, and subject to subsection (3) of this section, a notice must be published

- (a) in a newspaper that is distributed at least weekly
 - (i) in the area affected by the subject matter of the notice, and
 - (ii) if the area affected is not in the municipality, also in the municipality, and
- (b) unless this or another Act provides otherwise, once each week for 2 consecutive weeks.

(2) The obligation under subsection (1) may be met by publication of the notice in more than one newspaper, if this is in accordance with that subsection when the publications are considered together.

(3) If publication under subsection (1) is not practicable, the notice may be given in the areas by alternative means so long as the notice

- (a) is given within the same period as required for newspaper publication,
- (b) is given with the same frequency as required for newspaper publication, and
- (c) provides notice that the council considers is reasonably equivalent to that which would be provided by newspaper publication.

(4) As an exception, subsection 3 (b) does not apply in relation to an area if the alternative means is by individual distribution to the persons resident in the area.

WHEREAS the Council of the District of Hope deems it appropriate to amend the “*Good Neighbour Bylaw Number 1240, 2008*” to amend Part V – Noise Regulations

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

1. This bylaw may be cited for all purposes as the “***Good Neighbour Amendment Bylaw No. 1562, 2023***”.
2. “*Good Neighbour Bylaw Number 1240, 2008*” is hereby amended as follows:
 - a. Part V – Noise Regulation – by deleting section 5.2 (d) in its entirety; section being deleted is as follows:

“5.2 (d) *lawfully carrying on a trade or industry at a commercial, industrial or light industrial zoned area, provided that the sound or noise there from does not exceed the sound or noise common to such trade or industry where carried out in accordance with generally accepted industry standards using equipment and facilities in good operating order*”.
 - b. That section 5.2 be renumbered in sequence.
 - c. That section 5.6 be amended to add (h), to read as follows:

(h) No trade or industry at a commercial, industrial or light industrial zoned area, shall, on any day before 7:00 a.m. or after 9:00 p.m., create sound or noise common to such trade or industry, unless such sound or noise is contained within an enclosed building to thereby keep the sound and noise contained.

Read a first, second and third time this 10th day of October, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor

Director of Corporate Services

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: October 16, 2023

FILE: 3900-01

SUBMITTED BY: Director of Corporate Services

MEETING DATE: October 23, 2023

SUBJECT: Bylaw Ticketing Updates

PURPOSE:

The purpose of this report to amend the Bylaw Notice Enforcement (BNE) Bylaw and Municipal Ticket Information (MTI) Bylaw to reflect the recent amendment to the Good Neighbour Bylaw addressing noise timelines in the commercial, industrial or light industrial zoned areas.

RECOMMENDATION:

Recommended Resolution #1:

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1564, 2023* be read a first, second and third time this 23rd day of October, 2023.

Recommended Resolution #2:

THAT *Municipal Ticket Information Amendment Bylaw No. 1565, 2023* be read a first, second and third time this 23rd day of October, 2023.

ANALYSIS:

A. Rationale:

At the October 10th Regular Council Meeting Council commenced the reading process to amend the District's Good Neighbour Bylaw, specifically, Part V – Noise Regulations, section 5.6 to include noise timelines for commercial, industrial or light industrial zoned area. The proposed amendments to the Bylaw Notice Enforcement and Municipal Ticket Information Bylaws, will make any infractions to the timelines a ticketable offence.

Approved for submission to Council:

Original Signed by Donna Bellingham

Donna Bellingham
Director of Corporate Services

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

A bylaw to amend the Bylaw Notice Enforcement Bylaw

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

1. This bylaw shall be cited for all purposes as ***Bylaw Notice Enforcement Amendment Bylaw No. 1564, 2023.***
2. That *Bylaw Notice Enforcement Bylaw No. 1454, 2019* be amended as follows:
 - (a) "Schedule A (8)" is repealed and replaced with the revised "Schedule A (8)", attached to and forming part of this bylaw.
3. This bylaw comes into force and takes effect on the date of its adoption.

Read a first, second and third time this day of October, 2023

Adopted this day of November, 2023.

Mayor

Director of Corporate Services

SCHEDULE "A (8)"
Municipal Ticket Information Amendment Bylaw No. 1564, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
Good Neighbour Bylaw 1240, 2008	2.1	Obstruct or interfere with a bylaw enforcement officer	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	3.2	Fail to remove dog feces	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	3.3 & 3.4	Littering	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.2 (a-f)	Panhandle in unlawful location	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.3 (a-c)	Panhandle from occupant of vehicle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.4	Panhandle after sunset	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.5	Occupy street to panhandle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.6	Continue to panhandle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(a)	Urinate or defecate in public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(b)	Obstruct person in public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(c)	Unauthorized congregation	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(d)	Camp in a public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(e)	Sleep in vehicle	\$100.00	\$10.00	No

Schedule A (8) – continued
Bylaw Notice Enforcement Bylaw No. 1564, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
Good Neighbour Bylaw 1240, 2008	4.7(f)	Use of indecent language or lewd activity in public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	4.7(g)	Fight in public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.3(b)	Operating a Mobile Public Address System without a permit	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.3(b)(i)(a)	Operating a Mobile Public Address System contrary to permit	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.4(a) & (b)	Make noise which disturbs or tends to disturb	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)	Motor vehicle noise which disturbs	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(i)	Squeal of tires from motor vehicle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(ii)	Loud, roaring or explosive noise from motor vehicle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(iii)	Amplified sound of sound playback or musical devices from a motor vehicle	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(iv)	Sound from automobile security system either continuous, intermittent, for a period of (3) minutes, or made more than three times in a 24 hour period	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(v)	Sound of horn or other warning device for any purpose other than warning	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.5(a)(vi)	Sound of brake or other type of engine brake for any purpose other than as an emergency braking device	\$100.00	\$10.00	No

Schedule A (8) – continued
Bylaw Notice Enforcement Bylaw No. 1564, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
Good Neighbour Bylaw 1240, 2008	5.5(a)(vii)	Sound of a diesel engine of a bus, truck, or other vehicle idling or running continuously for more than three minutes	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6(a) & (b)	Playing or operating any radio, stereophonic equipment or other instrument or amplified apparatus which disturbs	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6(c)	Keep or harbour any animal or bird which noise disturbs	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6(d)	Operating any motorized lawn-grooming or garden equipment between the hours of 9:00 p.m. and 7:00 a.m.	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6.(e) & (f)	Construction, erect, alteration, repair or demolition to buildings or excavate or fill in land in any manner by owner or a contractor before 7:00 a.m. or after 9:00 p.m.	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6(g)	Nuisance, disturbance or fight upon highway or public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	5.6 (h)	Create sound or noise common to such trade or industry in a commercial, industrial or light industrial zoned area, unless contained in an enclosed building	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(a)	Water, rubbish, noxious, offensive or unwholesome matter accumulating on property	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(b)	Overflow of rubbish on property	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(c)	Allowing property to become or remain unsightly	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(d)	Accumulation of dead landscaping, vegetation, noxious weed or other growth on property	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(e)	Infestation of caterpillars or insects, mice, rats, or other pest or destructive animals on property	\$100.00	\$10.00	No

Schedule A (8) – continued
Bylaw Notice Enforcement Bylaw No. 1564, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
Good Neighbour Bylaw 1240, 2008	6.3(f)	Demolition waste, construction waste or trade waste accumulating on property	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.3(g)	Accumulation of motor vehicle parts or vehicles not registered and licenced or incapable of movement on its own	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.4(a)	Maintenance of a rental property to health, life, safety and fire protection standards	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.4(b)	Maintenance of appearance and repair of a rental property	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.5	Allowing vacant building on real property to fall into a state of disrepair or become unsightly or hazardous	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.6	Placement of graffiti on any highway or public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.7	Placement of graffiti on real property or adjacent to a highway or public place	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.8(a)	Maintenance of boulevard or lane regarding weeds, filth, rubbish, discarded materials and hazardous objects	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.8(b)	Maintenance of boulevard or lane to prevent & control spread of weeds	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.8(c)	Maintenance of boulevard or lane regarding weeds, filth, rubbish, discarded materials and hazardous objects are within one meter from the boundary between real property and adjacent boulevard or lane	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.8(d)	Maintenance of boulevard or lane to keep landscaping trimmed so that driveway or intersection sight distances are unobstructed and prevention of landscaping encroachments	\$100.00	\$10.00	No

Schedule A (8) – continued
Bylaw Notice Enforcement Bylaw No. 1564, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
Good Neighbour Bylaw 1240, 2008	6.9	Deposit of any garden or vegetation waste materials containing weeds on boulevard or lane	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	6.10	Removal of materials obstructing drainage facility	\$100.00	\$10.00	No
Good Neighbour Bylaw 1240, 2008	7.3 (a) & (b)	Excessive Nuisance Abatement Fees: RCMP, District of Hope Fire Service and District of Hope Staff Nuisance Service Calls	\$100.00	\$10.00	No

A bylaw to amend the Municipal Ticketing Information Bylaw

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

1. This bylaw shall be cited for all purposes as ***Municipal Ticket Information Amendment Bylaw No. 1565, 2023.***
2. That *Municipal Ticket Information Bylaw No. 1453, 2019* be amended as follows:
 - (a) Schedule "H" is repealed and replaced with the revised Schedule H", attached to and forming part of this bylaw.
3. This bylaw comes into force and takes effect on the date of its adoption.

Read a first, second and third time this day of October, 2023

Adopted this day of November, 2023.

Mayor

Director of Corporate Services

SCHEDULE "H"
Municipal Ticket Information Amendment Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	2.1	Obstruct or interfere with a bylaw enforcement officer	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	3.2	Fail to remove dog faeces	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	3.3 & 3.4	Littering	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.2 (a-f)	Panhandle in unlawful location	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.3 (a-c)	Panhandle from occupant of vehicle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.4	Panhandle after sunset	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.5	Occupy street to panhandle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.6	Continue to panhandle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(a)	Urinate or defecate in public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.

SCHEDULE "H" - continued
Municipal Ticket Information Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	4.7(b)	Obstruct person in public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(c)	Unauthorized congregation	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(d)	Camp in a public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(e)	Sleep in vehicle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(f)	Use of indecent language or lewd activity in public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	4.7(g)	Fight in public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.3(b)	Operating a Mobile Public Address System without a permit	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.3(b)(i)(a)	Operating a Mobile Public Address System contrary to permit	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.4(a) & (b)	Make noise which disturbs or tends to disturb	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.

SCHEDULE "H" - continued
Municipal Ticket Information Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	5.5(a)	Motor vehicle noise which disturbs	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(i)	Squeal of tires from motor vehicle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(ii)	Loud, roaring or explosive noise from motor vehicle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(iii)	Amplified sound of sound playback or musical devices from a motor vehicle	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(iv)	Sound from automobile security system either continuous, intermittent, for a period of (3) minutes, or made more than three times in a 24 hour period	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(v)	Sound of horn or other warning device for any purpose other than warning	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(vi)	Sound of brake or other type of engine brake for any purpose other than as an emergency braking device	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.5(a)(vii)	Sound of a diesel engine of a bus, truck, or other vehicle idling or running continuously for more than three minutes	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.6(a) & (b)	Playing or operating any radio, stereophonic equipment or other instrument or amplified apparatus which disturbs	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.

SCHEDULE "H" - continued
Municipal Ticket Information Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	5.6(c)	Keep or harbour any animal or bird which noise disturbs	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.6(d)	Operating any motorized lawn-grooming or garden equipment between the hours of 9:00 p.m. and 7:00 a.m.	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.6.(e) & (f)	Construction, erect, alteration, repair or demolition to buildings or excavate or fill in land in any manner by owner or a contractor before 7:00 a.m. or after 9:00 p.m.	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.6(g)	Nuisance, disturbance or fight upon highway or public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	5.6(h)	Create sound or noise common to such trade or industry in a commercial, industrial or light industrial zoned area, unless contained in an enclosed building	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(a)	Water, rubbish, noxious, offensive or unwholesome matter accumulating on property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(b)	Overflow of rubbish on property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(c)	Allowing property to become or remain unsightly	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(d)	Accumulation of dead landscaping, vegetation, noxious weed or other growth on property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.

SCHEDULE "H" - continued
Municipal Ticket Information Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	6.3(e)	Infestation of caterpillars or insects, mice, rats, or other pest or destructive animals on property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(f)	Demolition waste, construction waste or trade waste accumulating on property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.3(g)	Accumulation of motor vehicle parts or vehicles not registered and licenced or incapable of movement on its own	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ /D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.4(a)	Maintenance of a rental property to health, life, safety and fire protection standards	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.4(b)	Maintenance of appearance and repair of a rental property	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.5	Allowing vacant building on real property to fall into a state of disrepair or become unsightly or hazardous	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.6	Placement of graffiti on any highway or public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.7	Placement of graffiti on real property or adjacent to a highway or public place	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.8(a)	Maintenance of boulevard or lane regarding weeds, filth, rubbish, discarded materials and hazardous objects	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.8(b)	Maintenance of boulevard or lane to prevent & control spread of weeds	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.

SCHEDULE "H" - continued
Municipal Ticket Information Bylaw No. 1565, 2023

Bylaw	Section	Description of Offence	Penalty	Designated Enforcement Officer
Good Neighbour Bylaw 1240, 2008	6.8(c)	Maintenance of boulevard or lane regarding weeds, filth, rubbish, discarded materials and hazardous objects are within one meter from the boundary between real property and adjacent boulevard or lane	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.8(d)	Maintenance of boulevard or lane to keep landscaping trimmed so that driveway or intersection sight distances are unobstructed and prevention of landscaping encroachments	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.9	Deposit of any garden or vegetation waste materials containing weeds on boulevard or lane	\$100.00	B.E.O./B.I./RCMP/ D.O./AFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	6.10	Removal of materials obstructing drainage facility	\$100.00	B.E.O./B.I./RCMP/ D.O./LAFC/F.C./ D.C.S./L.I./D.C.D.
Good Neighbour Bylaw 1240, 2008	7.3 (a) & (b)	Excessive Nuisance Abatement Fees: RCMP, District of Hope Fire Service and District of Hope Staff Nuisance Service Calls	\$100.00	B.E.O./B.I./RCMP/ D.O./LAFC/F.C./ D.C.S./L.I./D.C.D.

DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: October 18, 2023

FILE: LDP 7/23

SUBMITTED BY: Richard Zerr, Acting Director of Community Development

MEETING DATE: October 23, 2023

SUBJECT: **DEVELOPMENT VARIANCE PERMIT (DVP) APPLICATION**
1040 3RD AVENUE
HARD PACKED INVESTMENT LTD.

PURPOSE:

To obtain Council's authorization to proceed with gathering the views of the public and assessing the general impact of the proposed five (5) storey, forty-eight (48) unit motel and restaurant.

RECOMMENDATION:

THAT Council approve the preparation of a Development Variance Permit in order to:

1. Relax the front yard setback requirement from 7.5 metres to 2.5 metres;
2. Relax the landscape lot line setback/siting provision from 1.0 metres to 0.0 metres;
3. Relax the drive isle width from 7.0 metres to 6.1 metres;
4. Relax the small car percentage requirement from 15% to 29%;
5. Relax the building height from 15 metres to 21 metres; and
6. Relax the required number of parking stalls for the restaurant patrons and employees from 11 stalls to 5 stalls.

on the property legally described as Lot 1 Section 9 TWP 5 RGE 26 W6M YDYD Plan EPP122302; PID 032-031-297; 1040 3rd Avenue; Hope, BC in order to construct a motel and restaurant; and

FURTHER THAT in accordance with the District of Hope Application Procedures & Public Hearing/Information Meeting Procedural Bylaw, the *Local Government Act* and the *Community Charter* authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners.

ANALYSIS:

A. Rationale:

Proposal – The developer proposes to construct a new five (5) storey forty-eight (48) unit motel with a restaurant on the property. The proposal replaces an automotive repair shop, some derelict houses and a gathering place for homeless activity. The concept being envisioned by the developer is to provide a luxury hotel experience for visitors/tourists looking to experience the history and local activity in the District of Hope and surrounding area. The developer is taking an odd shaped site with difficult design challenges and will be turning it into a signature commercial asset of benefit to the district and the community. The hotel will be subject to the highest operational standards according to the owner/developer.

A site meeting was held with the District of Hope Community Development and Operations Departments to discuss the proposal and review the District's requirements for redevelopment. Potential servicing, access and parking issues have been addressed to the satisfaction of staff and the landscape plan provides for a positive visual impact on the surrounding area.

If the developer/applicant is successful in obtaining the variances which are being sought, a Rail and Highway Service Corridor Development Permit (for form and character) will be presented to Council for their views and approval.

Background – The subject property at 1040 3rd Avenue which originally consisted of seven (7) lots was recently consolidated into one lot creating a .267 hectare parcel under new Plan EPP122302. Access to this site will be from Third Avenue.

Zoning and Official Community Plan (OCP) - The zone of this property is Highway Commercial (C-2) which permits a hotel, motel or motor inn. The OCP Land Use Designation of this site is Urban Suburban Residential. The Highway Commercial (C-2) zone of this property does not conform to the existing Compatible Zoning Categories of OCP Bylaw 1378, 2016; however, this site has been in existence for many, many years so the OCP designation is grandfathered with respect to the current zoning. In fact, long-time residents remember a fifteen(15) unit motel named the Blue Boy located on this site from 1951 to the early 1970's.

Development Variance Permit (DVP) – The applicant is asking the District of Hope to consider approving the following six variances:

1. Relax the front yard setback requirement from 7.5 metres to 2.5 metres;
2. Relax the landscape lot line setback/siting provision from 1.0 metres to 0.0 metres;
3. Relax the drive isle width from 7.0 metres to 6.1 metres;
4. Relax the small car percentage requirement from 15% to 29%;
5. Relax the building height from 15 metres to 21 metres; and

6. Relax the required number of parking stalls for the restaurant patrons and employees from 11 stalls to 5 stalls.

Public Notification – As per the requirements detailed in the *Local Government Act* and District of Hope Bylaw 13/93, properties in the vicinity will be notified of the applicant's proposal and variance being sought. The developer has already confirmed that they have corresponded with the CN Rail and they feel that they will have no problem meeting their requirements; however, as part of the notification process, the District of Hope will contact the CN Rail directly as well as the Ministry of Transportation & Infrastructure.

B. Official Community Plan (IOCP) Bylaw 1378

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

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

This development moves Hope towards our vision and goals for success and sustainability.

Is it aligned with our OCP objectives and policies?

Yes, it touches on the following:

- *To ensure a sufficient and adequately serviced commercial and industrial land base to attract and encourage economic opportunities.*
- *To ensure that Hope's commercial areas are inviting, vibrant, and safe.*
- *To create jobs that contribute to the diversity and strength of the local economy.*
- *Help to attract visitors to the community.*

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

This platform is rigid but a must do as it requires following the Local Government Act.

3. Will it provide a good return on investment?

From a commercial tax base perspective, it will provide a return on investment once the motel and restaurant are built.

C. Attachments:

1. Copy of new Legal Plan EPP122302
2. Location & Zoning Map Excerpt
3. OCP Land Use Map Excerpt
4. Color Rendering of the Proposed Motel/Restaurant Building
5. Highway Commercial (C-2) Zoning Excerpt

D. Property Information:

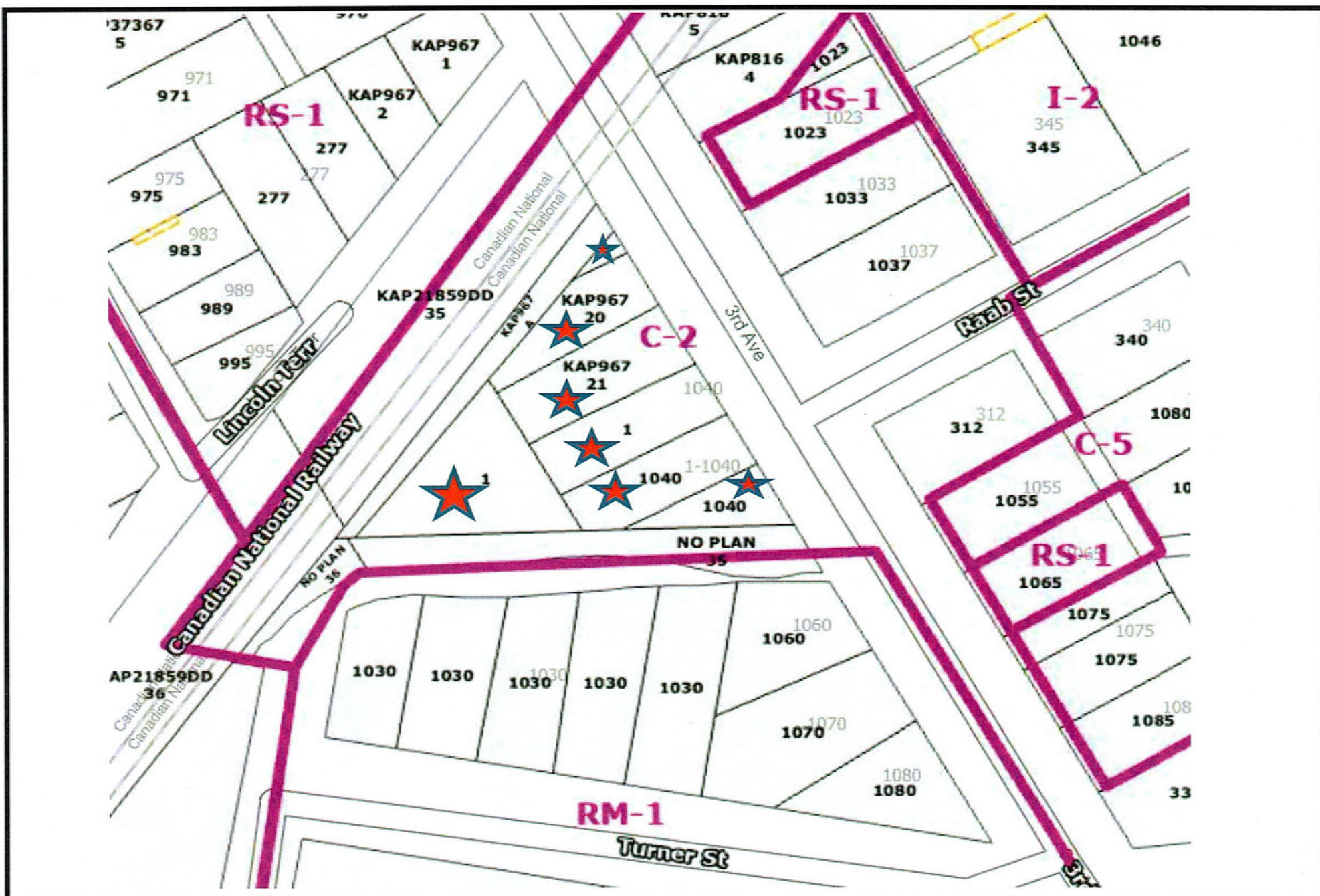
- 1) Civic Address: 1040 3rd Avenue
- 2) Legal Description: Lot 1 Sec 9 TWP 5 RGE 26 W6M YDYD Plan EPP122302
- 3) PID Number: 032-031-297
- 4) Current Zoning: Highway Commercial (C-2)
- 5) OCP Designation: Urban Suburban Residential

Prepared by:

Approved for submission to Council:

Original Signed by Richard Zerr
Acting Director of Community Development

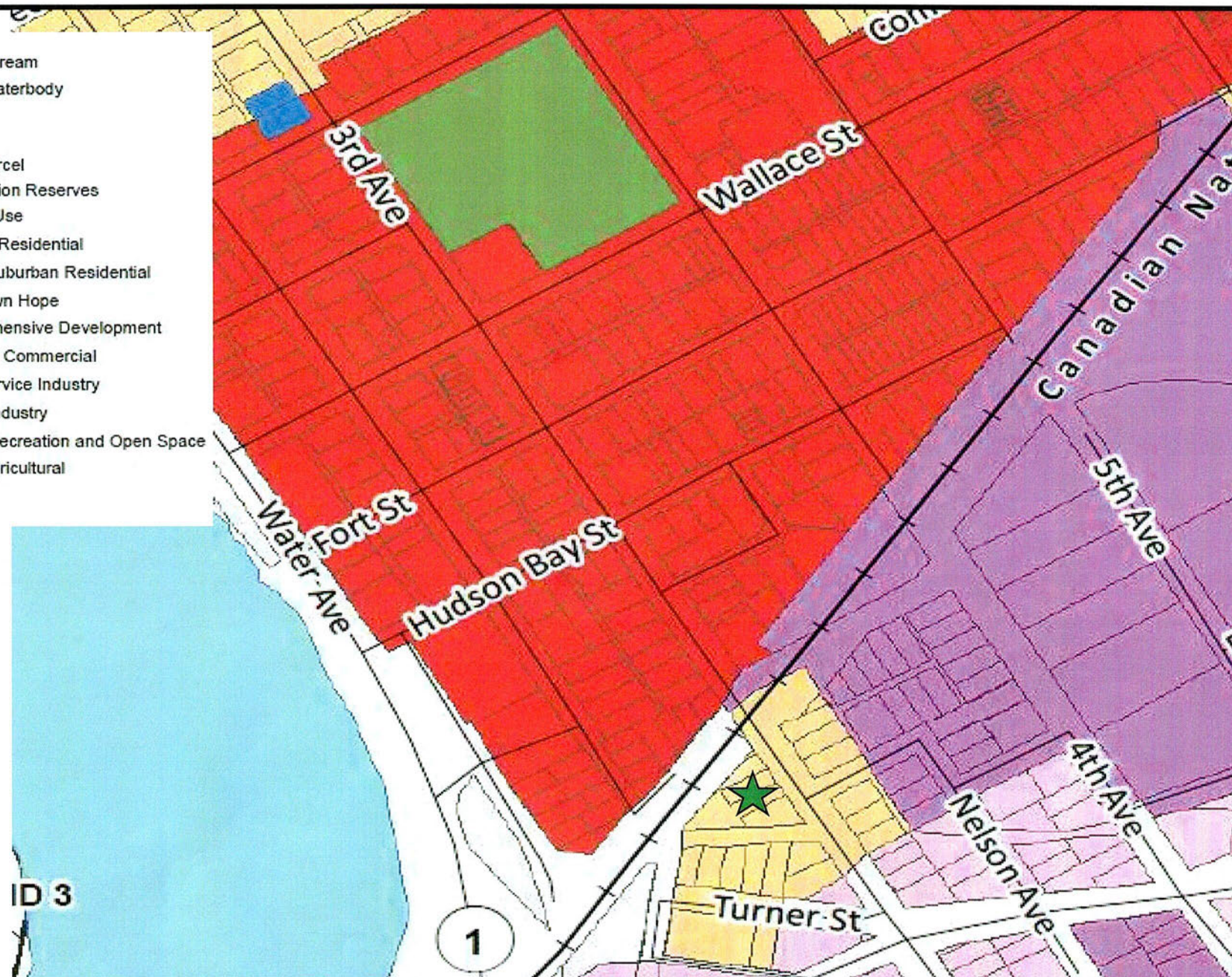
Original Signed by John Fortoloczky
Chief Administrative Office



1040 3rd Avenue
Applicant: Hard Packed Investment Ltd.

Location & Zoning Map Excerpt

-  Creek/Stream
-  Major Waterbody
-  Road
-  Railway
-  Land Parcel
-  First Nation Reserves
-  Limited Use
-  Country Residential
-  Urban/Suburban Residential
-  Downtown Hope
-  Comprehensive Development
-  Highway Commercial
-  Light Service Industry
-  Heavy Industry
-  Parks, Recreation and Open Space
-  Rural/Agricultural
-  Airport



1040 3rd Avenue
Applicant: Hard Packed Investment Ltd.

OCP Land Use Map Excerpt



1040 3rd Avenue
Applicant: Hard Packed Investment Ltd.

Color Rendering of Proposed Motel and Restaurant Building

11.3 HIGHWAY COMMERCIAL (C-2) ZONE

11.3.1 PURPOSE

- .1 The purpose of this *zone* is to identify areas adjacent to major routes of travel or scenic and recreational features for the location of commercial *uses* catering to tourists and the travelling public.

11.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
 - a) Building supply and lumber yard;
 - b) Bus depot and taxi office;
 - c) Car wash;
 - d) *Convenience store*;
 - e) *Entertainment facility*;
 - f) *Financial institution*;
 - g) *Liquor primary use*;
 - h) *Mini-storage facility*;
 - i) *Motel or motor inn*;
 - j) *Nursery*;
 - k) *Outdoor recreation*;
 - l) *Public market*;
 - m) *Restaurant*;
 - n) *Service station*;
 - o) *Specialty retail*;
 - p) *Tourist information booth*;
 - q) Towing operation and associated *vehicle* storage;
 - r) *Truck stop*.
 - s) *Vehicle* sales or rental operation;
 - t) *Vehicle* service or repair.
- .2 The following shall be permitted as *accessory uses* (AM#1352):
 - a) *Accessory buildings or structures*;
 - b) *Commercial vehicle* storage;
 - c) One or more *dwelling units* accessory to any of the principal uses permitted in this zone; AM#1352)
 - d) One *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* only;
 - e) *Outdoor storage*.

11.3.3 CONDITIONS OF USE

- .1 A *mini-storage facility* shall:
 - a) be completely enclosed within a *building*;
 - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .2 All individual storage units within a *mini-storage facility* shall have:

- a) direct access at the ground level and a maximum interior height of 3.5 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).
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 *Commercial vehicle storage* as an *accessory use* shall:
 - a) be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface;
 - b) not exceed a maximum *site coverage* of 25% of the *parcel*; and
 - c) not be permitted in the *front yard* of a *parcel*.
- .5 The *floor area* of a *convenience store* as an *accessory use* shall not exceed 140 square metres (~1,506 square feet).
- .6 A *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* may be located on the ground floor but shall be located within the same *building* as the *mini-storage facility, motel or motor inn*. (AM#1352)
- .7 All accessory *dwelling units*, except those associated with a *mini-storage facility, motel or motor inn*, shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls. (AM#1352)

11.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 1,000 square metres (~10,760 square feet) where there is a *community water system* and *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 30 metres (~97.5 feet) whichever is greater.

11.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

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

HIGHWAY COMMERCIAL (C-2) ZONE

Site Coverage, Building Height and Setbacks for Highway Commercial (C-2) Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35% <i>Relaxed to 21 metres</i>	
Maximum Building Height	15 metres (~49.5 feet) (AM#1352)	10 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet) <i>Relaxed to 2.5 metres</i>	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

11.3.6 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.

11.3.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

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.

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1. News Release dated October 5, 2023 from the Ministry of Housing re: Homeless count shows more supports, services needed to help vulnerable people.
 2. News Release dated October 5, 2023 from the Ministry of Health re: Grants now open to promote physical activity opportunities.
 3. News Release dated October 6, 2023 from the Ministry of Water, Land and Resource Stewardship re: Advanced arial mapping program delivers better public data.
 4. News Release dated October 6, 2023 from the Ministry of Social Development and Poverty Reduction re: More people in B.C. will have access to nutritious food.
 5. News Release dated October 6, 2023 from the Ministry of Health re: Province acts to address Indigenous racism in health care.
 6. News Release dated October 10, 2023 from the Ministry of Housing re: New digital building permit tool will help create more homes faster.
 7. Information Bulletin dated October 10, 2023 from the Ministry of Attorney General re: Court rules updates will improve access to justice for more people.
 8. News Release dated October 10, 2023 from the Ministry of Jobs, Economic Development and Innovation, and the Ministry of Health re: New clinical trials will save lives, support B.C. innovation.
 9. News Release dated October 10, 2023 from the Ministry of Public Safety and Solicitor General re: Education campaign sparks fire safety awareness in B.C. communities.
 10. News Release dated October 11, 2023 from the Ministry of Housing re: Province preserves affordable housing in Hope.
 11. Information Bulletin dated October 11, 2023 from the Ministry of Public Safety and Solicitor General re: Application process opens for civil forfeiture grants to fund public safety projects.
 12. News Release dated October 11, 2023 from the Ministry of Jobs, Economic Development and Innovation re: B.C. bolsters value-added wood manufacturing, First Nations economies.
 13. News Releases dated October 11, 2023 from the Ministry of Post-Secondary Education and Future Skills re: New fund aims to increase productivity in construction sector.
 14. News Release dated October 11, 2023 from the Ministry of Housing re: New voices appointed to BC Housing's board to help deliver more homes.
 15. News Release dated October 12, 2023 from the Ministry of Agriculture and Food re: B.C. connects food, beverage business with new opportunities.
 16. News Release dated October 12, 2023 from the Ministry of Emergency Management and Climate Readiness re: Province seeks input on disaster financial assistance regulations.
 17. News Release dated October 12, 2023 from the Ministry of Agriculture and Food re: Animal health program helping B.C. farmers prepare for avian influenza risk.

18. News Release dated October 12, 2023 from the Ministry of Housing re: Province, City of Kelowna work together to address homelessness.
19. News Release dated October 13, 2023 from the Ministry of Emergency Management and Climate Readiness re: B.C. takes action to reduce impacts of climate-related disasters.
20. News Release dated October 16, 2023 from the Office of the Premier and the Ministry of Housing re: Legislation introduced to rein in short-term rentals, deliver more homes for people.
21. News Release dated October 16, 2023 from the Ministry of Public Safety and Solicitor General re: Legislation improves process for changes to police of jurisdiction.
22. Information Bulletin dated October 17, 2023 from the Ministry of Emergency Management and Climate Readiness re: British Columbians advised to prepare for fall storms, heavy rain.
23. News Release dated October 18, 2023 from the Ministry of Post-Secondary Education and Future Skills and Employment and Social Development Canada re: PEERS creates pathways to employment.