

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, January 23, 2023
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Zachary Wells

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

Others in attendance: 16 members of the public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:12 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 January 23, 2023 Regular Council Meeting Agenda be adopted, as amended, to remove items 4(a) and 4(b); the delegations will not be in attendance. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held January 9, 2023 be adopted, as presented. **CARRIED.**

4. DELEGATIONS

Delegations 4(a), a retirement presentation for Fire Chief Tom DeSorcy, and 4(b), the Homelessness Count & Survey for Hope, were removed from the agenda and will take place at a later date.

(c) Hope Mountain Centre History and Projects

Kristine Perezdeleon and Kelly Pearce from the Hope Mountain Centre were in attendance to make a presentation to Council regarding the Hope Mountain Centre History and Projects. In their presentation, the following points were discussed:

- Trails improved in 2022 include the Hope Bike Park, Disk Golf Course, Hope Lookout, Tikwalus Trail, Dragon's Back Trail, HBC Trail, Centennial Trail, Thacker Mountain, Landstrom Ridge, Dog Mountain, Spirit Caves, Mount Hope Summit, Wells Peak, Flood Hope Falls Trail, and the Ottomite Trail
- Work completed included clearing brush, logs, staircase repair, benches, toilets, raking, and garbage removal among others
- In 2022, a total of \$88,938 in contributions were received, with \$51,438 coming from matching funds
- During 2019-2021, the District contributed \$87,498, or \$29,166 a year, and the Hope Mountain Centre sourced \$265,924 in matching funds to bring total funding to \$353,422
- Goals for 2023:
 - continue maintaining local trails
 - repair flood damage to HBC trail (Peers Creek)
 - complete interpretive signs for Dragon's Back
 - re-print Trails of Hope brochure (10,000 copies)
- For 2023, \$37,500 has been requested from the District, through which the Hope Mountain Centre has already secured \$37,105 in matching funds

5. STAFF REPORTS

- (a) Report dated January 17, 2023 from the Chief Administrative Officer
Re: Fraser Canyon Flood and Landslide Geohazards Mapping – Proposed Project Partnering Opportunity with First Nations' Emergency Services Society**

Moved / Seconded

THAT Council supports the Fraser Canyon Flood and Landslide Geohazards Mapping Project as proposed by the First Nations' Emergency Services Society;

AND THAT Council directs staff to engage with the First Nations' Emergency Services Society and participating local First Nations in sharing technical data and other information in order to inform local First Nations' and the District of Hope's emergency planning capabilities by better understanding regional flood and geohazard risks.

CARRIED.

- (b) Report dated January 17, 2023 from the Chief Administrative Officer
Re: Letter of Support Requested – Alexandra Bridge**

Moved / Seconded

THAT Council supports this application by Spuzzum First Nation to further rehabilitate the 1926 Alexandra Bridge as it is a regional Indigenous/heritage tourism asset;

AND THAT Council endorses that an appropriate letter of support be issued to Spuzzum First Nation care of the New Pathways to Gold Society as soon as possible to meet the 9 February 2023 application deadline.

CARRIED.

(c) **Report dated January 17, 2022 from the Director of Corporate Services
Re: Whistleblower Policy Amendment**

Moved / Seconded

THAT Council endorse the Whistleblower Policy, as amended, this 23rd day of January, 2023. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

The Mayor noted that the District's CAO has expressed interest in putting his name forward for the RCMP Local Government Contract Management Committee, expressing that he believes that he can bring value to the committee. There are currently six vacancies of which two are for our region.

Moved / Seconded

THAT Council supports Chief Administrative Officer John Fortoloczky putting his name forward to UBCM for a vacancy on the RCMP Local Government Contract Management Committee for communities with a population between 5,000 and 15,000. **CARRIED.**

- The Mayor read the following statement regarding Emergency Preparedness:

Council and staff are moving forward this year at reviewing and updating our emergency preparedness plans. Council has directed staff to undertake a review and engage with an expert consultant to identify areas of focus for improvement, then identify further resources and efforts required in continuing to fulfill our legislated requirements. There is no use applying for grants, merely because they are available, that don't directly lead us to achieve our emergency preparedness planning goals as will be confirmed in the upcoming review.

This year will also see our new Emergency Program Coordinator, Chief Thomas Cameron, update and meet with community stakeholders. Contact information will be updated and input regarding plan updates sought.

Emergency Support Services (ESS) is meant to support "evacuees" during an emergency event. In this regard we are working with the Province and the Fraser Valley Regional District to continue improving the ability to provide ESS region-wide services through continued service integration and possibly having the British Columbia Red Cross or United Way take an active lead part in communities for this. The public should be reminded that we are prepared to take care of any of Hope's evacuees. Indeed, during the recent wildfire event, ESS services were in place for all persons evacuated by the District.

One should remember that the Atmospheric River Event caused a large-scale, internally displaced persons issue within our community. Not an issue caused by the District evacuating a large number of its own local residents. We will have staff determine, along with our regional and provincial partners, how best to approach future events and what levels of material and supplies should be acquired and maintained locally. This will also involve determining the ongoing levels of financial liability for the tax payers for their continued maintenance.

UBCM Community Preparedness Fund grants are regular and routine. We do plan on availing ourselves of these opportunities in a targeted, effective and strategic way – once our plan review is complete. The public should be aware that substantial effort and funding has been dedicated by the recent past Council to improve our overall emergency preparedness by undertaking such measures as:

1. Approving the installation of a permanent emergency generator at District Hall to support the Emergency Operations Centre during power outages.
2. The adoption of the Alertable App to improve District public communication prior to and during emergency events.
3. Changes to Internet provision and Information Technology to allow District staff access to required information during emergencies even during power outages.
4. The investment in a new and more effective website that improves overall communication with and feedback by the public.

At the end of the day, municipalities are mandated to plan for and respond to emergency situations. They cannot however, guarantee the safety of individuals and thus you and your family's personal safety is your responsibility.

Councillor Medlock Reported:

- He thanked newly retired Fire Chief Tom DeSorcy for his time with the District, and congratulated new Fire Chief Thomas Cameron.
- He congratulated Cindy Skoro on thirty years with the District.
- He attended the AdvantageHOPE meeting, noting that it was encouraging with three newly appointed board members, and everyone in attendance was eager to step forward and take part.
- He announced that there is a competition going on through the National Trust for Canada, where the Hope Station House is one of four finalists for a \$50,000 prize towards improving the vitality of a heritage place. He noted that people can go to nationaltrustcanada.ca to vote.

Councillor Stewin Reported:

- She attended the District's budget workshops.
- She attended the Council Orientation.
- She attended the Golden Agers meeting, noting that they are planning a Valentine's Day lunch on February 11th from 11:30 to 1:30. She also noted that their second crib tournament in November was equally successful as the previous one, and their Christmas dinner was a success with \$905 in ticket sales.

Councillor Newbigging Reported:

- She announced that she is co-hosting the Robbie Burns night at Stallones on Wednesday night, with the proceeds going to the Kwas House project.

Councillors Sedore and Skoglund had nothing to report.

8. PERMITS AND BYLAWS

**(a) Report dated January 16, 2023 from the Director of Community Development
Re: Rezone the Property at 910 Old Hope Princeton Way**

Council inquired as to whether the applicant is looking to get this done ahead of the current Temporary Use Permit expiring in March 2024. The Director of Community Development advised that there is a matter in the background that requires the lands to be permanently rezoned. He also noted that with the pipeline expansion project, the District's industrial lands are heavily occupied and that this will help to replenish those stocks and diversify the tax base.

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1543, 2023* be given first and second readings in order to rezone the property legally described as District Lot 3 YDYP Except: (1) Plans 6076, 14618, and 25232 (2) Shown Red on Plan A1529 (3) Part Lying Both North of Northerly Boundary of Plan H94 and South and East of Plan H610 (4) Plan 39120; PID 011-014-971; 910 Old Hope Princeton Way from Single Family Residential (RS-1) to Light/Service Industrial (I-2); and

FURTHER THAT the public be notified in accordance with *Zoning Bylaw 1324, District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*. **CARRIED.**

**(b) Report dated January 16, 2023 from the Director of Community Development
Re: Site-Specific Text Amendment for the Property at 19974 Silverview Road**

Council discussed the existing use of the applicant property, the distance required for C-4 zoned properties from schools, and the community growing more progressive. Council noted that the determination of distances from other zones for the cannabis bylaw was already a public process and that they should stand by that decision. Council added that they do not have any issues with the business or operator of the current establishment.

It was noted that Council has the option to proceed with the zoning amendment process or concur with the Director of Community Development to not proceed.

Moved / Seconded

THAT Council concurs with the Director of Community Development to not proceed with a site specific zoning amendment to allow for the retail sale of cannabis at 19974 Silverview Road due to the proximity of the subject property to an elementary school zoned P-2, required variances for parking, aisle widths and any other anticipated variances. **CARRIED.**

**(c) Report dated January 16, 2023 from the Director of Community Development
Re: Temporary Use Permit for the Property at 62870 Flood Hope Road**

The Director of Community Development noted that this amendment is for the addition of a 5,000 square foot temporary shelter for protection while performing maintenance and repairs on equipment. Council inquired as to whether a building permit would be required for the temporary structure. The Director of Community Development advised that a building permit will not be required as has been standard for structures used for the Trans Mountain Expansion Project. He added that at the conclusion of the project the structure will be removed and the land will return to its regular use.

Moved / Seconded

THAT Council approve the preparation of an amendment to the 2021 three year term Temporary Use Permit to allow for the third party storage and maintenance of equipment and construction material, the stowing of four (4) Modular Storage Units, the placement of two (2) construction offices, the placement of a five thousand (5000) square foot temporary shelter, and the placement of a recreational vehicle (for security purposes) on the property legally described as Lot 1 District Lot 53 and of Sec 6 TWP 5 RGE 26 W6M YDYD Plan KAP49703; PID 018-249-663; 62870 Flood Hope Road; and

FURTHER THAT in accordance with the *Zoning Bylaw*, *Development Procedures Bylaw*, the *Local Government Act* and the *Community Charter*, authorize staff to give notice to neighbouring property owners that Council will be considering the amendment of the 2021 Temporary Use Permit issued for the property at 62870 Flood Hope Road.

CARRIED.

**(d) District of Hope Zoning Amendment Bylaw No. 1542, 2023
Re: Rezone the Properties at 21636 and 21696 Thacker Mountain Road**

Council inquired about the parking situation on Thacker Mountain Road, noting that road geography makes it difficult to allow road parking. Council inquired if there are any controls that could be put in place to address concerns. Director of Community Development advised that it would be difficult to do and would involve introducing a specific bylaw on the area or putting a covenant on title. On a broader scale, the District could look into the installation of parking signage, which would be an matter for the Operations and Corporate Services departments to review.

Council noted that the building size allowed for the current Single Family Residential zoning and the proposed Two Family Residential zoning would be the same. It was also noted that the current Official Community Plan calls for mixed use and greater density, and they would like to continue that. Council inquired as to whether there are any other properties in the area that have multi-unit development on them, to which the Director of Community Development advised that there are none. He added that there are some short-term rentals, but that those are still only occupied by a single family at a time. Council noted that there is also a bed and breakfast with a large amount of parking in the area.

The CAO advised Council that if they require more information, that they could table the motion and seek input from Operations with regards to parking on Thacker Mountain Road and options for regulation.

Council inquired as to what construction on the property would entail with regards to disruption to the existing residents of the area. The Director of Community Development advised that Staff can provide elements of what has been proposed, but reminded Council that they risk liability if they provided opinions against the proposed plans. He noted that Council could be provided with key elements for their information, such as blasting, if this is to be included.

The Director of Corporate Services recommended that if Council wishes to table the motion, that it be tabled until the February 27th, 2023 meeting to allow for the Director of Operations to return from vacation and conduct a thorough investigation into concerns.

Moved / Seconded

THAT the third reading motion to *District of Hope Zoning Amendment Bylaw No. 1542, 2023* be tabled until the Director of Operations can review the parking concerns and further information is brought forward regarding the development. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated January 23, 2023 be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

No other pertinent business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, February 13, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING AT 8:15pm

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(g) of the *Community Charter* [litigation or potential litigation affecting the municipality] re: current litigation file, and for the purpose of receiving and adopting closed meeting minutes.

CARRIED.

14. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Council Meeting at 8:58 p.m.

15. ADJOURN

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:59pm. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held January 23, 2023 in Council Chambers, District of Hope, British Columbia.

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services