

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 27, 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
Mike Olson, Director of Finance
Kevin Dicken, Director of Operations
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 7 members of the public

1. CALL TO ORDER

Mayor Smith 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 February 27, 2023 Regular Council Meeting Agenda be adopted as presented.
CARRIED.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held February 13, 2023 be adopted, as presented.
CARRIED.

4. DELEGATIONS

(a) Homelessness Count & Survey for Hope

Ron Vanwyk of Anron Consulting was in attendance to present to Council on the Homelessness Count & Survey for Hope. Mr. Vanwyk began his presentation by informing Council that the 2023 tri-annual count will occur in early March, and the following points were discussed:

The purpose of the counts is to:

- Determine the number of homeless persons
- Identify health issues present
- Analyze and compare data with previous counts
- Help understand homelessness and housing and service needs

Who is included in the count:

- Night time unsheltered:
 - Persons staying in emergency shelters, extreme weather shelters, youth specific shelters, and violence against women shelters
 - Persons living temporarily at a friends' or family member's home
 - Persons with no fixed addresses in hospitals, jails, etc.
- Day time unsheltered:
 - Persons living outside/unsheltered in temporary camps, vehicles, campers, RVs, etc.

Methodology:

- Point-in-Time (24 hour period)
- Informed by research out of York University, the Canadian Observatory on Homelessness and Feds Reaching Home Program
- Tested and standardized questions used to facilitate data harmonization and inter-regional and across province comparisons
- Questionnaires include screening questions to mitigate against possible double counting
- Coordination with Metro Vancouver to mitigate double counting

Challenges:

- Does not capture each and every homeless person through voluntary participation
- Generally does not capture people living in isolated or rural locations
- Not all questions are answered, respondents have a choice to answer, not to answer, or end the interview before completion
- In the moment physical, psychological, cognitive and emotional states influence response rates

Ethical Considerations:

- Adhere to Tri-Council Policy Statement regarding ethical conduct for research involving humans
- Respect for persons, concern for their welfare and concern for justice
- Training of enumerators/interviewers emphasizes respect, consent, privacy and confidentiality
- The survey should not harm anyone involved
- The survey should not compromise the dignity of those participating and not jeopardize their ability to receive or refuse services

Conducting the Interviews:

- Trained staff from community-based agencies
- Screened and trained volunteers from the community to team up with staff from the community-based agencies

- Screened and trained persons with lived/living experience

Council inquired as to whether the results of the count will be available to the public, or if they are for community services only. Mr. Vanwyk advised that the Fraser Valley Regional District publishes all of the reports after the Board of Directors has been briefed. Council also inquired as to whether the reports are provided to the provincial and federal governments. Mr. Vanwyk advised that the reports are provided to BC Housing and other government organizations.

(b) 2023 Tour de Cure

Lindsay Carswell, Senior Director of Development for the BC Cancer Foundation, was in attendance to present Council with information regarding the 2023 Tour de Cure. In his presentation, the following points were discussed:

Fundraising in the Past:

- The Ride to Conquer Cancer was introduced in 2009 as a two-day cycling format that began in the Lower Mainland and finished in Seattle
- After several years, the decision was made to move the cycling event to be fully contained in BC, beginning in Surrey and finishing in Hope
- In 2019, over 2,000 riders took part in the successful event

Tour de Cure rebranding:

- The Ride to Conquer Cancer has now been rebranded as the Tour de Cure
- In 2021, a series of popup events following health restrictions and guidelines took place
- In 2022, a single day event took place in the Fraser Valley which found success
- In 2023, the event is returning to its two-day format

2023 Tour de Cure:

- The 2023 Tour de Cure will take place on August 26th and 27th
- Expectation that 1,500 riders and 400 volunteers will take part in the event, with each participant bringing an average of 1.1 supporters with them
- Plans are still in the works, but they are able to provide a bird's eye view of what has been prepared so far
- Similar to 2019, the Tour de Cure will come into town on Highway 7, circumnavigate the town, and ride down Wallace Street for a celebration at Memorial Park

The CAO noted that this event may be a cooperative effort with the School District No. 78 through use of the former C.E. Barry Intermediate School lot, and that they have been supportive of the idea.

5. STAFF REPORTS

**(a) Report dated February 21, 2023 from the Chief Administrative Officer
Re: AdvantageHOPE Board New Nominees – February 2023**

The Director of Corporate Services noted that there has been a late submission for Aaron Pete, Councillor for Chawathil First Nation, to be added to the AdvantageHOPE Board. As such, the motion has been amended to include him.

Moved / Seconded

THAT Council endorse Gerry Wiebe, Laura Reid and Aaron Pete for appointment to the AdvantageHOPE Board. **CARRIED.**

- (b) **Report dated February 17, 2023 from the Deputy Chief Election Officer
Re: Notice of Failure to File a Disclosure Statement and Disqualification – Sue Turgeon**

Moved / Seconded

THAT the report dated February 17, 2023, from the Deputy Chief Election Officer regarding Sue Turgeon's failure to file a disclosure statement and pay their late filing fee by the end of the late filing deadline on February 13, 2023, be received for information.

CARRIED.

- (c) **Report dated February 21, 2023 from the Director of Corporate Services
Re: Appointment of Deputy Fire Chief**

Moved / Seconded

THAT Council declassify the February 13, 2023 In Camera resolution:

THAT Council appoint Joshua Westcott as the District of Hope Deputy Fire Chief as of March 6, 2023.

CARRIED.

- (d) **Report dated February 22, 2023 from the Director of Operations
Re: District of Hope Zoning Amendment Bylaw No. 1542, 2023 – Rezone the Properties at 21636 and 21696 Thacker Mountain Road**

Council inquired as to when the issue of rezoning the properties at 21636 and 21696 Thacker Mountain Road will come back to Council for consideration. The Director of Community Development advised that as new information has been introduced, the items must go through another public hearing and notification process.

Moved / Seconded

THAT Council receive the report dated February 22, 2023 from the Director of Operations regarding boulevard parking in the immediate vicinity of 21636 and 21696 Thacker Mountain Road, as information.

CARRIED.

6. COMMITTEE REPORTS

There were no Committee reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He thanked Director of Operations, Kevin Dicken and CAO, John Fortoloczky, on behalf of Council for providing a tour of the District's facilities and ongoing projects. He noted that it allows them to make good financial decisions for the future.
- He attended the FVRD presentation by E-Comm 911 regarding the Canadian Radio Television and Telecommunications Commission mandate for the existing 911 Public Safety Network to be upgraded to the new Next Generation 911 standard by March 2025. He noted that there are issues surround funding for the project and the involvement of other levels of government.
- He attended the Fraser Valley Regional Hospital Board and noted that upgrades will be occurring at our Fraser Canyon Hospital.
- He toured a Netflix's film crew around Hope for a movie and will be meeting with a small crew for further discussions in the near future. He remarked that these opportunities put Hope on the map and help the local economy.

- He attended the Golden Agers meeting where he was able to answer their questions and noted that they are looking to host more events this year and be more active in the community.
- He attended the Strategic Planning Session with Council, noting that he is looking forward to achieving their goals in a timely and fiscally responsible manner.
- He met with Dr. James Mandigo, Acting President of the University of the Fraser Valley, to discuss reopening the local university office and to share the new vision in education and how to get people back into the system.

Councillor Skoglund reported:

- She attended the AdvantageHOPE meeting, noting that it was very informative and the board members were very knowledgeable.
- She attended the Strategic Planning Session with Council, noting that everyone worked very well together and it was a great exercise.
- She attended the District Facilities Tour with Council on February 25th, and thanked staff providing the opportunity to see what happens in the background.

Councillor Medlock Reported:

- He attended the Strategic Planning Session with Council on February 18th, appreciating that Council and staff shared many of the same goals.
- He attended the District Facilities Tour with Council on February 25th, remarking that the scope and scale of the operations are impressive considering the limited staff that we have.
- He provided an update on the National Trust Next Great Save competition, in which the Station House placed third and received \$5,000. He noted that while many projects were submitted, two of the top three were railway stations and that shows people are interested, and that we made the right choice to save the Station House.
- He attended the AdvantageHOPE meeting on February 16th, where the following points were discussed:
 - The Fee for Service agreement between AdvantageHOPE and the District of Hope expires on December 31st, 2023
 - The Municipal & Regional District Tax Program (MRDT) between AdvantageHOPE and the province expires in October, 2024
 - The new application needs to be completed by April 2024
 - The District funds AdvantageHOPE under the Fee for Service Agreement for \$320,000 each year, with \$100,000 of that funding coming from Destination BC for the Visitor Centre and the remainder coming from District taxpayers:
 - In 2022, MRDT generated \$347,466.96, well above the projected \$85,000
 - \$37,700 in revenue from grants and \$375,000 for the Hope Cascades and Canyons Gateway Signage Project was also received
 - From \$220,000 in taxpayer dollars, AdvantageHOPE leveraged their funding by 3.68x

- There is a posting out for the Executive Director position out, and having a Fee for Service Agreement in place may help with the recruitment as it will provide job security.
- In 2022, unspent Economic Development wages were put into a reserve
 - Budgeted payroll expenses for 2023 total \$195,000

Moved / Seconded

THAT the Fee for Service Agreement between the District of Hope and AdvantageHOPE be extended for an additional three years under the same terms and conditions, to conclude on December 31, 2026; and

FURTHER THAT if the Economic Development funds are unspent by the end of the extended agreement, they be returned to the District.

CARRIED.

Councillor Sedore reported:

- She attended the Hope & District Arts Council meeting, noting that it was their first meeting since November and there was lots on the agenda. The Arts Council thanked the District for their contribution for a new heat pump system in the art gallery. She also announced that the annual garage sale will take place on April 22nd, during which donations from members and the community will be put up for sale.
- She attended the District Facilities Tour with Council, noting that it was nice to learn about the systems that we support and how their decisions effect the community.

Councillor Stewin Reported:

- She attended the Hope Inclusion Project meeting where discussion took place regarding the anti-oppression and anti-racism programs that are in place in the schools. She also noted that the Gender Clothing Exchange event was a success, with the local Starbucks arranging to have clothing donations brought in from their other locations in Langley.
- She announced that the Pride Committee is planning events for Pride Month in June, and would like to meet with Council to discuss their plans.
- She attended the Strategic Planning Session with Council, and remarked that Council and Staff and nicely aligned in their goals.
- She attended the Golden Agers meeting where she answered questions from the prior meeting, and noted that the Golden Agers thanked the CAO for taking the time to respond as it helps them feel like they are a part of the community.
- She announced that the Golden Agers Crib Tournament will take place on March 22nd.
- She attended the District Facilities Tour, noting that there is so much that staff have to plan for and take care of, and that it is important for Council to see those projects.

Councillor Newbigging Reported:

- She attended the Chamber of Commerce meeting on February 15th, where George Rice has taken the position of President after Mayor Smith stepped down. She announced the following events:
 - Farmer's Market – May 26th to September 1st, every Friday from 9:30 a.m. to 2:30 p.m.

- Car Show – July 1st to 3rd, 10:00 a.m. to 3:00 p.m.
 - Pickleball Tournament – April 15th, 9:00 a.m. to 5:00 p.m.
 - Earth Day – April 22nd, 10:00 a.m. to 2:00 p.m. in Memorial Park
 - Hope Holiday Fest, December 2nd, 4:00 p.m. to 8:30 p.m.
- She attended a luncheon for the Fraser Inclusive Supportive Housing Society, and noted that they are looking for more donations to complete their 14-unit supportive housing project on Hudson Bay Street.
 - She attended the District Facilities Tour and remarked that it was an eye-opening experience to see what the District accomplishes with few staff, and the current infrastructure and future needs.

8. PERMITS AND BYLAWS

- (a) **Report dated February 21, 2023 from the Director of Community Development
Re: Geotechnical Hazard and Flood & Erosion Hazard Development Permit – 66620
Kereluk Road**

Moved / Seconded

THAT a District of Hope Geotechnical Hazard and Flood & Erosion Hazard Development Permit be approved for the property legally described as Lot 30 District Lot 56 Yale Division Yale District Plan 10113; PID 009-592-610 for the construction of a single family dwelling subject to the District of Hope receiving satisfactory certified reports from the qualified professionals confirming a site-specific safe building envelope for the property at 66620 Kereluk Road; and

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

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 27, 2025; and

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

- (b) **Report dated February 21, 2023 from the Director of Community Development
Re: Redesignate and Rezone the Property at 22555 Trans Canada Highway**

Council inquired as to whether the change from Limited Use to Country Residential will effect the taxable value of the land. The Director of Community Development advised that this would be a question for BC Assessment, but noted there could be other factors that play into an assessment.

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No.1545, 2023* be given first and second readings in order to redesignate the land use designation in the Official Community Plan the property legally described as Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Limited Use to Country Residential; and

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

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1545, 2023* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations. **CARRIED.**

Moved / Seconded

THAT *District of Zoning Amendment Bylaw No. 1546, 2023* be given first and second readings in order to rezone the property legally Legal Subdivision 21 Section 21 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Except Parcel A (N23340F); PID 014-651-530; 22555 Trans Canada Highway from Rural (RU-1) to Country Residential (CR-1) and

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

- (c) **Report dated February 21, 2023 from the Director of Community Development
Re: Application for a Cannabis Retail Store – 740A Fraser Avenue**

Moved / Seconded

THAT Council authorize staff to gather views of residents/businesses in a 50 metre radius from the subject property at 740A Fraser Avenue for the consideration of an application for Non-Medical Cannabis Retail Store (CRS) licence; and

FURTHER THAT A Public Hearing be held in order to provide the public with the opportunity to express their views and comments. **CARRIED.**

- (d) **District of Hope 2023 – 2027 Financial Plan Bylaw No. 1549, 2023**

Moved / Seconded

THAT *District of Hope 2023 – 2027 Financial Plan Bylaw No. 1549, 2023* be adopted this 27th day of February, 2023. **CARRIED.**

- (e) **Report dated February 21, 2023 from the Director of Community Development
Re: Development Variance Permit – 63849 Bailey Crescent**

The Director of Corporate Services called for any questions or comments from the public; none were raised.

Council inquired as to the reason that the fence needs to be so high. The applicant, in attendance at the meeting, advised that her neighbor's fence is also 1.65 metres tall and that this new fence will join up to the existing neighbor's fence. She also added that the fence is for both aesthetic purposes and for privacy.

Moved / Seconded

THAT Council approve the issuance of a Development Variance Permit in order to relax the front yard fence height provision from 1.2 metres (3.98 feet) to 1.65 metres (5.41 feet) on the property legally described as Lot 1 Section 5 TWP 5 RGE 26 W6M YDYD Plan 27965, PID 004-661-265; 63849 Bailey Crescent; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit. **CARRIED.**

- (f) **District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023**
Re: Redesignate the Property at 61954 Estell Road

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1539, 2023*, to redesignate the land use designation in the Official Community Plan for the property at 61954 Estell Road from Highway Commercial to Light/Service Industry, be read a third time this 27th day of February, 2023. **CARRIED.**

- (g) **District of Hope Zoning Amendment Bylaw No. 1540, 2023**
Re: Rezone the Property at 61954 Estell Road

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1540, 2023*, to rezone the property at 61954 Estell Road from Rural (RU-1) to Light/Service Industrial (I-2), be read a third time this 27th day of February, 2023. **CARRIED.**

- (h) **District of Hope Zoning Amendment Bylaw No. 1543, 2023**
Re: Rezone the Property at 910 Old Hope Princeton Way

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1543, 2023*, to rezone the property at 910 Old Hope Princeton Way from Single Family Residential (RS-1) to Light/Service Industrial (I-2), be read a third time this 27th day of February, 2023. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence**

Moved / Seconded

THAT the For Information Correspondence List dated February 27, 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, March 13, 2023 at 7:00 p.m.

13. ADJOURN

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:58 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 27, 2023 in Council Chambers, District of Hope, British Columbia.

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services