

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, September 9, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Dusty Smith
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Mike Olson, Director of Finance
Robin Beukens, Director of Community Development
Thomas Cameron, Fire Chief
Branden Morgan, Deputy Corporate Officer

Others Present: 28 members of the Public

1. CALL TO ORDER

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

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the September 9, 2024, Regular Council Meeting Agenda be adopted, as amended, to add a presentation by MLA Jackie Tegart as item 4(a), and subsequently renumber the delegation by BC Housing to item 4(b). **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held August 12, 2024, be adopted, as presented. **CARRIED.**

4. DELEGATIONS

(a) MLA Jackie Tegart

Jackie Tegart, MLA for Fraser-Nicola, was in attendance to present Mayor Smith with King Charles III's Coronation Medal. Ms. Tegart noted that it is the first medal of its kind to be given out in Canada, and that she had the opportunity to nominate three individuals from her riding. She commended the Mayor for his spectacular leadership, volunteer efforts, and outstanding contributions to the community. It was noted that a total of only 30,000 medals were given out in the entirety of Canada, and that the other two recipients

in the Fraser-Nicola riding were Mayor Smith of Logan Lake and Judy, a volunteer in the Clinton area. The Mayor thanked Ms. Tegart and those in attendance for coming and for their kind words, noting that it is a big honour to receive this medal.

(b) BC Housing

A representative from BC Housing was in attendance to provide Council with an update pertaining to the development of 1275 7th Avenue and 650 Old Hope Princeton Way. In their presentation, the following items were discussed:

- 650 Old Hope Princeton Way
 - History
 - Purchased in 2018
 - Proposal for 52 supportive homes failed rezoning in 2020
 - Continues to operate as the House of Hope shelter until the new facility at 1275 7th Avenue is constructed and operational
 - Options
 - Sell the site
 - Redevelop the site to an affordable rental project through the Community Housing Fund in partnership with a housing provider, or create housing for women and children fleeing violence through the Women’s Transition Housing Fund Program with a focus on second stage and long-term housing
 - Requires rezoning, but current zoning allows for 30 units
- Community Housing Fund
 - Created by the province in 2018 to develop affordable rental housing for families, independent seniors and individuals
 - PRHC partnership with a non-profit operator, leasing the lands for development of affordable homes
- Women’s Transition Housing Fund
 - Created by the province in 2018 to fund the operations of Women’s Transition Housing and Supports Program across BC
 - Supports women, gender-diverse people, and children who are at risk for or have experienced violence, including housing, support services, referrals, and planning assistance

Council noted that while both affordable rental housing and long-term transition housing is needed in the community, the Fraser Inclusive and Supportive Housing Society project to create independent living housing for adults with cognitive disabilities needs BC Housing support as well. The delegation noted that they would like staff to provide them with more information regarding the project so that it can be reviewed. The CAO advised that he will provide BC Housing with more information regarding the initiative. In discussion, Council noted that they are encouraged by the prospective projects, but noted the challenges that may be faced by children who reside in the housing due to its distance from local schools and the amount of traffic on Old Hope Princeton Way.

- 1275 7th Avenue
 - BC Housing has partnered with First Nations, the District of Hope, Fraser Health and the Hope and Area Transition Society to develop a new option for shelter and supportive housing in Hope
 - The project will be tendering the construction package in early October,

with construction to commence in early January 2025 and complete in early January 2026

- The project will provide 56 supportive housing units, 15 shelter beds, and 15 extreme weather beds

The delegation advised that due to development delays at 1275 7th Avenue that occurred as a result of the new BC Building Code being released and associated changes, BC Housing is looking for an extension for the operation of the House of Hope shelter that is set to expire in July 2025. The CAO advised that this issue can be considered closer to the expiry of the current operating extension when there is a clearer timeline for completion of the project.

5. STAFF REPORTS

(a) Report dated September 9, 2024 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.**

(b) Report dated September 4, 2024 from the Fire Chief

Re: FireSmart Program Update

Moved / Seconded

THAT Council supports the grant application to UBCM's Community Resiliency Investment Program – 2024/2025 FireSmart Community Funding and receives this report for information regarding the current status of the Hope FireSmart program. **CARRIED.**

(c) Report dated September 4, 2024 from the Fire Chief

Re: Budget Adjustment for Chassis Purchase 2024

Moved / Seconded

THAT Council approve an increase in the capital budget from \$160,000 to \$190,000 in order to support the replacement tender purchase due for delivery September 2025. **CARRIED.**

(d) Report dated September 3, 2024 from the Director of Finance

Re: Grant-in-Aid Policy

Moved / Seconded

THAT the Grant-in-Aid Policy Amendment be adopted this 9th day of September, 2024. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

(a) Canyon Golden Agers

Council inquired as to whether there is a timeline for the 2024 Grant-in-Aid and Community Forest grant opportunities. The Director of Finance advised that Grant-in-Aid applications will open on October 15th, and the Community Forest grant opportunity will open in November.

Moved / Seconded

THAT Council directs staff to send a letter to the Canyon Golden Agers outlining the upcoming dates for Grant-in-Aid and Community Forest grant opportunities and information on how to apply. **CARRIED.**

(b) Summer Road Ratepayers Association – Water System

Council acknowledged receipt of the information and request from the Summer Road Ratepayers Association to hook into the District of Hope water system. Council inquired as to who would bear the costs of the feasibility report and estimates. The Director of Operations advised that cost exploration should be left out of the report, and that staff report back to Council with a report including options, existing constraints in the Kawkawa Lake water system, and key projects identified in the Water Master Plan that still need to be accomplished. He noted that Council will need to determine if the Summer Road Ratepayers Association has the funds to pay for costs. He added that a rough costing to obtain estimate can be included in the report.

The Director of Operations advised that there are constraints on the Kawkawa Lake water system including flow rate, firefighting flow, and reservoir size, that Council needs to consider before amalgamating the systems. He noted that the system is non-municipal standard and must be replaced with a new water main that is looped through the top of the road which would be a costly project. Council inquired as to whether the water system would be able to sustain the amalgamation. The Director of Operations advised that it requires a water system upgrade to resolve the overarching issues in the area before additional systems are added.

Council inquired as to whether the amalgamation of the Summer Road water system would result in other systems requesting to be added as well. The Director of Operations advised that there are other properties in the Kawkawa Lake area that are not connected to the system and noted that it is possible they would submit a request as well.

Moved / Seconded

THAT Council directs staff to produce a feasibility report that includes options, a summary of constraints, and costs to obtain an estimate for the amalgamation of the Summer Road water system into the District of Hope's water system to be presented at the November 12, 2024, Committee of the Whole meeting. **CARRIED.**

Mayor Smith Reported:

- He attended the unveiling of the gateway sign in Lytton, and thanked Councillor Smith for providing rocks for the signage.
- He attended the Tashme Historical Society information gathering in Sunshine Valley, as well as a film and play about Japanese Internment Camps at the Hope Cinema.

- He noted that Hope Brigade Days was a huge success and thanked the volunteers who made it possible.
- He noted that Communities in Bloom completed a cleanup and trimming on 6th Avenue, and that work on the Pioneer Pete carving was completed in time for Brigade Days.
- He thanked the District Operations crew for their work over the summer to keep the District clean, noting that they are making a difference.

Councillor Skoglund Reported:

- She congratulated Mayor Smith on his well-deserved award of the King Charles III's Coronation Medal.
- She attended Tour de Cure, noting that 1,674 cyclists and more than 230 volunteers took part.
- She noted that Brigade Days was a huge success.
- She took part in the Rotary Club rubber duck race by collecting the ducks at the end of the race.

Councillor Medlock Reported:

- He attended the presentation from Dietmar Pohl, master knife carver, of the Rambo knives to the District of Hope and he attended the viewing of the Rambo movie at the Hope Cinema.
- He attended the Tour de Cure, noting that the operation was impressive and brought many people to the community.
- He attended Brigade Days as part of the motorsports group, noting that it was the biggest turnout in a while, and thanked the small group of volunteers who arranged the event.
- He noted that he will be attending the Union of British Columbia Municipalities Convention from September 15-20th.

Councillor Stewin Reported:

- She noted that the Purple Lights Committee has been meeting throughout the summer, and that they are almost ready for their kickoff on October 1st. She noted that the committee has requested permission to place a purple painted rock on District property.
- She will be attending the Hope Inclusion Project meeting on September 10th at 3:30 p.m.
- She attended the Tashme Historical Society double feature at the Hope Cinema.
- She spoke with a community member regarding their concerns with the number of unhoused people in the community and what Council could be doing to resolve the issue. She advised the individual to speak with the Hope and Area Transition Society and was later told that they received information on the situation and what services are already available in the community.

Councillor Newbigging Reported:

- She took part in the Rotary Club rubber duck race by collecting the ducks at the end of the race and noted that the river was higher than previous years which resulted in the ducks coming down faster. She added that Sean Eldridge came first, with Arlene, and Doreen Thibault coming in second and third.
- She took part in the Brigade Days Parade as part of her graduation year reunion.

8. PERMITS AND BYLAWS

(a) Report dated August 23, 2024 from the Fire Chief

Re: *District of Hope Volunteer Fire Department Establishment and Fire and Safety Regulations Amendment Bylaw No. 1587, 2024*

Moved / Seconded

THAT *District of Hope Volunteer Fire Department Establishment and Fire and Safety Regulations Amendment Bylaw No. 1587, 2024* be read a first, second and third time this 9th day of September 2024. **CARRIED.**

(b) Report dated September 9, 2024 from the Director of Community Development

Re: Re-designate and Rezone 63040 Flood Hope Road

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No.1588, 2024* be given first and second readings in order to redesignate the land use designation in the Official Community Plan for the property 63040 Flood Hope Road from Highway Commercial to Light/Service Industry; and

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

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1588, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations. **CARRIED.**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1589, 2024* be given first and second readings in order to rezone the property 63040 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2); and

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

(c) **Report dated August 28, 2024 from the Planner III**
Re: Temporary Use Permit Renewal at 62870 Flood Hope Road

Council inquired as to whether the notification area of 200 meters will go to tenants of mobile homes as well as the park owners. The Director of Community Development confirmed that the notification area will be 200 meters, and that notice will be delivered to all tenants as well as the property owners. Council inquired as to whether there have been any complaints regarding the current Temporary Use Permit; the Director of Community Development advised that none had been received.

Moved / Seconded

THAT Council approve the preparation of a renewal of a three year Temporary Use Permit to allow for the third party storage of equipment and construction material, four Modular Storage Units, as well as the placement of two construction offices, a covered shelter, and a recreation vehicle at 62870 Flood Hope Road, legally described as Lot 1 District Lot 53 and of Sec 6 TWP 5 RGE 26 W6M YDYD Plan KAP49703; PID 018-249-663; and

FURTHER THAT Council authorize staff to proceed with public notification that a Temporary Use Permit for 62870 Flood Hope Road will be considered at a future Council meeting in accordance with District of Hope Bylaws and provincial legislation.

CARRIED.

(d) **Report dated September 9, 2024 from the Director of Community Development**
Re: Form & Character Development Permit – 1275 7th Avenue

Council inquired as to whether the development permit will include the extreme weather portion of the facility. The Director of Community Development confirmed that it will. Council inquired as to what would be considered a minor change that would be allowed. The Director of Community Development advised that any change that would substantially change the appearance, such as height, coloring, or distinct look, it would come back to Council. He added that minor changes deemed necessary during the building process could be approved by staff.

Moved / Seconded

THAT an Intensive Residential Development Permit for 56 supportive housing units and 15 shelter beds be approved at 1275 7th Ave, legally described as Lot 5A Block 3 Townsite of Hope Suburban, PID 001-891-740; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Development Permit; and

FURTHER THAT for purposes of the Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on September 9, 2026; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the *Local Government Act* “substantially start any construction” shall mean the completion of the building foundation.

CARRIED.

(e) **Report dated August 22, 2024 from the Director of Finance**
Re: 2025-2029 Permissive Tax Exemption Bylaw No. 1585

Council inquired as to whether there were any new applicants. The Director of Finance advised that there were no new applicants and noted that one applicant did not re-apply.

Moved / Seconded

THAT *District of Hope 2025 - 2029 Permissive Tax Exemption Bylaw No. 1585, 2024* be given first, second and third reading, this 9th day of September, 2024. **CARRIED.**

(f) **Report dated August 22, 2024 from the Director of Finance**
Re: 2025-2034 Permissive Tax Exemption Places of Worship Bylaw No. 1586

Council inquired as to whether there were any new applicants. The Director of Finance advised that there were no new applicants.

Moved / Seconded

THAT *2025-2034 Permissive Tax Exemption Places of Worship Bylaw No. 1586, 2024*, be given first, second, and third reading, this 9th day of September, 2024. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) **For Information Correspondence**

The Mayor congratulated the Safety and Operations teams on receiving the 2024 Safety Improvement Award from the Municipal Safety Association, in recognition of the District's increased safety level and reduction of injuries. He added that the improvements have led to a safer, healthier workplace and reduced coverage costs.

Moved / Seconded

THAT the For Information Correspondence List dated September 9, 2024, be received. **CARRIED.**

(b) **Accounts Payable Cheque Listing – August 2024**

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of August 1 - 31, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

(a) **Letter of Support**

Re: Mount Hope Senior Citizen Housing Society

Moved / Seconded

THAT Council issue a Letter of Support for the Mount Hope Senior Citizen Housing Society's application to the New Horizons grant opportunity in order to purchase and install a heat pump system. **CARRIED.**

11. QUESTION PERIOD

12. NOTICE OF NEXT REGULAR MEETING

Monday, October 15, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:06 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held September 9, 2024 in Council Chambers, District of Hope, British Columbia.

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services